



Concept Plans are intended to be an opportunity for the Town Council and some Boards and Commissions, and the community to review and consider major development proposals and their potential benefits and impacts. Applicants propose a Concept Plan with the expectation of receiving feedback on their development idea.

The following are questions that the Council may ask of an applicant during the discussion of a Concept Plan. The attached application addresses the topics below. Please contact our staff if you have any questions or if we can provide additional information ([planning@townofchapelhill.org](mailto:planning@townofchapelhill.org))

1. Would this project demonstrate compliance with the Comprehensive Plan?
  - a. Compliance with:
    - Small Area Plan
    - Overlay Zone / NCD
    - Study Area:
    - Land Use Plan
2. Would the proposed project comply with the Land Use map?
3. Would the proposed project require a rezoning?
4. What is the proposed zoning district?
5. Would the proposed project require modifications to the existing regulations?
6. If there is a residential component to the project, does the applicant propose to address affordable housing?
  - Has the applicant presented its Concept Plan to the Housing Advisory Board (this is a voluntary step in the process)?
  - Has the applicant met with appropriate Town staff to discuss affordable housing policy, expectations and options?
  - Is the project for ownership or rental?
7. Are there existing conditions that impact the site design (i.e. environmental features such as RCD, slopes, erosion and sedimentation, retention of trees and tree stands, stormwater drainage patterns, significant views into and out of the site)
8. Has the applicant addressed traffic impacts? Traffic and circulation issues?
9. How is the application compatible with the surrounding neighborhood and/or district?
10. Has the applicant discussed the project with adjacent neighbors?



## CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): P/O 9880564638

Date: 12/15/2021

### Section A: Project Information

Project Name: Weaver Dairy Road Residential

Property Address: Weaver Dairy Road

Zip Code: 27514

Use Groups (A, B, and/or C): A

Existing Zoning District: R-3

Project Description: Residential development including multi-family and townhomes

### Section B: Applicant, Owner and/or Contract Purchaser Information

#### Applicant Information (to whom correspondence will be mailed)

Name: McAdams - Jessie Hardesty

Address: 2905 Meridian Parkway

City: Durham

State: NC

Zip Code: 27713

Phone: 919-361-5000

Email: hardesty@mcadamsco.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: Jessie Hardesty

Date: 12-21-2021

#### Owner/Contract Purchaser Information:

☐ Owner

☒ Contract Purchaser

Name: Aspen TOPCO II Aquisitions, LLC. - Chris

Foley

Address: 8008 Corporate Center Drive, Suite 201

City: Charlotte

State: NC

Zip Code: 28225

Phone: 704-765-0071

Email: cfoley@ahpliving.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: Chris Foley

Date: 12/21/2021



## Concept Plan Project Fact Sheet

Site Description	
Project Name	Weaver Dairy Rd Residential
Address	Weaver Dairy Road
Property Description	23.26 acres located north of Weaver Dairy Rd and south of I-40. The site also borders St Benedict's Anglican Church, Coventry townhomes, Weatherstone townhomes, and Kensington Trace Condominiums.
Existing Land Use	Vacant, wooded land
Proposed Land Use	Multifamily and Townhomes
Orange County Parcel Identifier Numbers	P/O 9880564638
Existing Zoning	R-3
Proposed Zoning	R-6-CZP
Application Process	CZP
Comprehensive Plan Elements	See accompanying Concept Plan Package with Compliance Statements
Overlay Districts	None

Topic	Requirement	Proposal	Status
<b>Use/Density</b> ( <a href="#">Sec. 3.7</a> )	Max 15 du/ac	372 units, 16 du/ac	
<b>Dimensional Standards</b> ( <a href="#">Sec. 3.8</a> )	Street setbacks: 20' Interior lot setbacks: 6' Solar setback: 8'	Street setbacks: 20' Interior lot setbacks: 6' Solar setback: 8'	
<b>Floor area</b> ( <a href="#">Sec. 3.8</a> )	.303	.453	
<b>Modifications to Regulations</b> ( <a href="#">Sec. 4.5.6</a> )		TBD	
<b>Adequate Public Schools</b> ( <a href="#">Sec. 5.16</a> )	LUMO	Comply with LUMO	
<b>Inclusionary Zoning</b> ( <a href="#">Sec. 3.10</a> )	15% required for for-sale products None required for rental	See affordable housing proposal	
<b>Landscape</b>			
<b>Buffer – North</b> ( <a href="#">Sec. 5.6.2</a> )	100' Type E	100' Type E	
<b>Buffer – East</b> ( <a href="#">Sec. 5.6.2</a> )	10' Type B	10' Type B	
<b>Buffer – South</b> ( <a href="#">Sec. 5.6.2</a> )	adjacent to residential: 10' Type B adjacent to church: 20' Type C	adjacent to residential: 10' Type B adjacent to church: 20' Type C	
<b>Buffer – West</b> ( <a href="#">Sec. 5.6.2</a> )	adjacent to new development: 10' Type B adjacent to church: 20' Type C	adjacent to new development: 10' Type B adjacent to church: 20' Type C	



<b>Tree Canopy</b> ( <a href="#">Sec. 5.7</a> )	30%	30%	
<b>Landscape Standards</b> ( <a href="#">Sec. 5.9.6</a> )	LUMO	Meet code requirements	
<b>Environment</b>			
<b>Resource Conservation District</b> ( <a href="#">Sec. 3.6</a> )	RCD located on eastern end of site	RCD to be left undisturbed	
<b>Erosion Control</b> ( <a href="#">Sec. 5.3.1</a> )	LUMO	Meet code requirements	
<b>Steep Slopes</b> ( <a href="#">Sec. 5.3.2</a> )	LUMO	See Existing Conditions sheet	
<b>Stormwater Management</b> ( <a href="#">Sec. 5.4</a> )	LUMO	Underground stormwater facility	
<b>Land Disturbance</b>	LUMO	+/- 12.7 acres	
<b>Impervious Surface</b> ( <a href="#">Sec. 3.8</a> )	50%	50%	
<b>Solid Waste &amp; Recycling</b>	solid waste management plan	plans provided at later date; meet code requirements	
<b>Jordan Riparian Buffer</b> ( <a href="#">Sec. 5.18</a> )	Jordan buffer on perennial and intermittent stream to east	Jordan buffer to be left undisturbed	
<b>Access and Circulation</b>			
<b>Road Improvements</b> ( <a href="#">Sec. 5.8</a> )	TBD	TBD	
<b>Vehicular Access</b> ( <a href="#">Sec. 5.8</a> )	LUMO/Design Manual	Access from Weaver Dairy Rd and adjacent future development to west	
<b>Bicycle Improvements</b> ( <a href="#">Sec. 5.8</a> )	TBD	TBD	
<b>Pedestrian Improvements</b> ( <a href="#">Sec. 5.8</a> )	Multi-use path along I-40	Multi-use path along I-40	
<b>Traffic Impact Analysis</b> ( <a href="#">Sec. 5.9</a> )	Required by LUMO	To be conducted with CZP	
<b>Vehicular Parking</b> ( <a href="#">Sec. 5.9</a> )	LUMO	1.37/unit	
<b>Transit</b> ( <a href="#">Sec. 5.8</a> )	transit route and existing bus stops on Weaver Dairy Rd	N/A	
<b>Bicycle Parking</b> ( <a href="#">Sec. 5.9</a> )	1 per 4 du	93 spaces	
<b>Parking Lot Standards</b> ( <a href="#">Sec. 5.9</a> )	LUMO/Design Manual	Meet Code Requirements	
<b>Technical</b>			



<b>Fire</b>	LUMO/Design Manual	Meet Code Requirements	
<b>Site Improvements</b>		Multi-use path	
<b>Schools Adequate Public Facilities</b> ( <a href="#">Sec. 5.16</a> )	LUMO	TBD	
<b>Recreation Area</b> ( <a href="#">Sec. 5.5</a> )	.050	.050	
<b>Lighting Plan</b> ( <a href="#">Sec. 5.11</a> )	LUMO	To be developed with CZP	
<b>Homeowners Association</b> ( <a href="#">Sec. 4.6</a> )	LUMO	TBD	

Symbol	Meaning	Symbol	Meaning
	Meets Standard	<b>M</b>	Modification necessary
NA	Not Applicable	UNK	Not known at this time



## Checklist

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning and Sustainability at (919)968-2728 or at [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org).

x	<b>Application fee</b> ( <a href="#">refer to fee schedule</a> )	Amount Paid \$	\$380.00
n/a	<b>Pre-application meeting</b> – with appropriate staff		
x	<b>Digital Files</b> - provide digital files of all plans and documents		
x	<b>Concept Project Fact Sheet</b>		
x	<b>Statement of Compliance with Design Guidelines</b> (1 copies)		
x	<b>Statement of Compliance with Comprehensive Plan</b> (1 copies)		
x	<b>Affordable Housing Proposal, if applicable</b> (Rezoning Policy or Inclusionary Ordinance)		
x	<b>Mailing list of owners of property within 1,000 feet perimeter of subject property</b> ( <a href="#">see GIS notification tool</a> )		
x	<b>Mailing fee for above mailing list</b>	Amount Paid \$	\$402.00
x	<b>Developer's Program</b> – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:		
	<ul style="list-style-type: none"> <li>• Natural features of site</li> <li>• Access, circulation, and mitigation of traffic impacts</li> <li>• Arrangement and orientation of buildings</li> <li>• Natural vegetation and landscaping</li> <li>• Impact on neighboring properties</li> <li>• Erosion, sedimentation, and stormwater</li> </ul>		
x	<b>Resource Conservation District, Floodplain, &amp; Jordan Buffers Determination</b> - necessary for all submittals		
n/a	<b>Reduced Site Plan Set (reduced to 8.5"x11")</b>		

## Plan Sets (1 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



## Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000' notification boundary

## Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

## Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location