



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)

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. Has the applicant discussed the project with adjacent neighbors?



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9880368182, 9880461182, 9880368223,
9880365077, 9880366911 and 9880367889

Date: 12.4.17

Section A: Project Information

Project Name: Hanover Chapel Hill

Property Address: 1000 Weaver Dairy Road

Zip Code: 27514

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

Existing Zoning District: MU-OI-1

Project Description: Multi-Family residential with Office/Retail

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

Applicant Information (to whom correspondence will be mailed)

Name: Coulter Jewell Thames, PA/Dan Jewell

Address: 111 W. Main St.

City: Durham

State: NC

Zip Code: 27701

Phone: 919.682.0368

Email: djewell@cjtpe.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: 

Date: 12.4.17

Owner/Contract Purchaser Information:

☐

Owner

☒

Contract Purchaser

Name: The Hanover Company/Bo Buchanan

Address: 5847 San Felipe, Ste 3600

City: Houston

State: TX

Zip Code: 77057

Phone: 713.580.1135

Email: BBuchanan@hanoverco.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: 

Date: 11/20/17



Concept Plan Overview

Site Description	
Project Name	Hanover Chapel Hill
Address	1000 Weaver Dairy Road
Property Description	Northeast quadrant of Weaver Dairy and Old University Station Road
Existing Land Use	Single family, manufactured home park
Proposed Land Use	Multi-family residential & office / retail
Orange County Parcel Identifier Numbers	9880368182, 9880461182, 9880368223, 9880365077, 9880366911 and 9880367889
Existing Zoning	MU-OI-1
Proposed Zoning	OI-3 or OI-3 (Conditional)
Application Process	Special Use Permit anticipated
Comprehensive Plan Elements	Development Opportunity Area with Town / Village Center designation
Overlay Districts	

Regulatory Land Use Intensity

Design/LUMO Standards		Requirement	Proposal	Status
Sec. 3.7	Use/Density	Town / Village Center	Mixed-use development (est. 30 units / acre)	
Sec 3.8	Net Land Area		421,784 SF / 9.68 AC	
Sec 3.8	Gross Land Area		461,594 SF / 10.60 AC	
Sec. 3.8	Dimensional Standards	Street	0	20
		Interior	0	20
		Solar	0	20
Sec. 3.8	Floor area	(see below)	400,000 sf	
Sec. 4.5.6	Modification to Regulations		None anticipated	
Sec. 5.5	Recreation Space	.015	.015	

Sec. 3.8 Req = $.566 / 261,343 + 202,620 = 463,963$ (max. allowed)
 (includes + 15% Inclusionary Zoning Density Bonus of 4,400 sf per affordable unit x 45 units)



Site Design

Design/LUMO Standards			Requirement	Proposal	Status
Landscape	Sec. 5.6	East	C	C	
	Sec. 5.6	North	C	C	
	Sec. 5.6	South	B	B	
	Sec. 5.6	West	C	C	
	Sec. 5.7	Tree Canopy	30%	30%	
	Sec. 5.11	Lighting Plan (footcandles)	Town Standards	Town Standards	
Environment	Sec. 3.6	Resource Conservation District	N/A		
	Sec. 5.18	Jordan Riparian Buffer	N/A		
	Sec. 5.3.2	Steep Slopes	N/A		
	Sec. 5.4	Stormwater Management	Town Standards	Town Standards	
		Land Disturbance		9.68 AC	
	Sec. 5.4	Impervious Surface		UNK	
	Sec. 5.13	Solid Waste & Recycling		UNK	
Housing					
	Sec. 3.10	Affordable Housing Inclusionary Zoning Policy	15%	15%	



Design/LUMO Standards			Requirement	Proposal	Status
Access & Circulation	Sec. 5.8	Street Standards	LUMO	Per LUMO	
	Sec. 5.8	Vehicular Access	LUMO	As illustrated on Concept Plan	
	Sec. 5.8	Bicycle Improvements	LUMO	Per LUMO	
	Sec. 5.8	Pedestrian Improvements	Sidewalks, stub to future greenway	As illustrated on Concept Plan	
	Sec. 5.8	Distance from bus stop		0' (site frontage)	
	Sec. 5.8	Transit Improvements		UNK	
	Sec. 5.9	Vehicular Parking Spaces	LUMO	387	
	Sec. 5.9	Bicycle Parking Spaces	LUMO	Per LUMO	
	Sec. 5.9	Parking Lot Standards	LUMO	Per LUMO	
Other		Homeowners Association		N/A	
	Sec. 5.5	Recreation Space	LUMO	Per LUMO	
	Sec. 5.12	Utilities		OWASA	
	Sec. 5.16	School Adequate Public Facilities			

Symbol	Meaning	Symbol	Meaning
	Meets Standard	M	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.



Application fee ([refer to fee schedule](#))

Amount Paid \$ 360

Pre-application meeting – with appropriate staff

Digital Files - provide digital files of all plans and documents

Project Fact Sheet

Statement of Compliance with Design Guidelines (2 copies)

Statement of Compliance with Comprehensive Plan (2 copies)

Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)

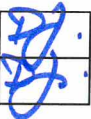
Mailing list of owners of property within 1,000 feet perimeter of subject property ([see GIS notification tool](#))

Mailing fee for above mailing list

Amount Paid \$ 48

Developer's Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:

- Natural features of site
- Access, circulation, and mitigation of traffic impacts
- Arrangement and orientation of buildings
- Natural vegetation and landscaping
- Impact on neighboring properties
- Erosion, sedimentation, and stormwater



Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals

Reduced Site Plan Set (reduced to 8.5"x11")

Plan Sets (10 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