



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. 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): 9870990152, 9870889229, 9870985265, 9880082292, 9880077983, 9880088353, 9880171994 Date: February 25, 2020

Section A: Project Information

Project Name: Carraway Village - Limited Scope Modification to the SUP
Property Address: 3000 Eubanks Road Zip Code: 27516
Use Groups (A, B, and/or C): A, B, C Existing Zoning District: MU-R-1 and MU-OI-1
Project Description: Limited scope modification to the approved SUP for minor change to uses, public street A, and signs.

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

Applicant Information (to whom correspondence will be mailed)

Name: William H. Derks, PE
Address: 2905 Meridian Parkway
City: Durham State: NC Zip Code: 27713
Phone: (919) 361-5000 Email: derks@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: _____ Date: _____

Owner/Contract Purchaser Information:

☒ Owner ☐ Contract Purchaser

Name: NR Edge Property Owner, LLC
Address: 2015 Carrington Mill Boulevard, Suite 460
City: Morrisville State: NC Zip Code: 27560
Phone: (919) 354-3680 Email: agolden@northwoodravin.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: _____



Concept Plan Project Fact Sheet

Site Description	
Project Name	Carraway Village - Limited Scope Modification to the SUP
Address	3000 Eubanks Road
Property Description	50+ acres mixed use development - under construction
Existing Land Use	Mixed-use of residential/commercial/office
Proposed Land Use	Mixed-use of residential/commercial/office
Orange County Parcel Identifier Numbers	(See list on application)
Existing Zoning	MU-R-1 and MU-OI-1
Proposed Zoning	MU-R-1 and MU-OI-1
Application Process	Amended process per Town Council approval 3/4/2020
Comprehensive Plan Elements	In accordance with SUP approved 2/25/2015 and amended 10/25/2017
Overlay Districts	N/A

Topic	Requirement	Proposal	Status
Use/Density (Sec. 3.7)	All fields (this page and next 2 pages) are in accordance with Approved SUP		
Dimensional Standards (Sec. 3.8)			✓
Floor area (Sec. 3.8)			✓
Modifications to Regulations (Sec. 4.5.6)			✓
Adequate Public Schools (Sec. 5.16)			✓
Inclusionary Zoning (Sec. 3.10)			✓
Landscape			
Buffer – North (Sec. 5.6.2)			✓
Buffer – East (Sec. 5.6.2)			✓
Buffer – South (Sec. 5.6.2)			✓
Buffer – West (Sec. 5.6.2)			✓



Tree Canopy (Sec. 5.7)			✓
Landscape Standards (Sec. 5.9.6)			✓
Environment			
Resource Conservation District (Sec. 3.6)			✓
Erosion Control (Sec. 5.3.1)			✓
Steep Slopes (Sec. 5.3.2)			✓
Stormwater Management (Sec. 5.4)			✓
Land Disturbance			✓
Impervious Surface (Sec. 3.8)			✓
Solid Waste & Recycling			✓
Jordan Riparian Buffer (Sec. 5.18)			✓
Access and Circulation			
Road Improvements (Sec. 5.8)			✓
Vehicular Access (Sec. 5.8)			✓
Bicycle Improvements (Sec. 5.8)			✓
Pedestrian Improvements (Sec. 5.8)			✓
Traffic Impact Analysis (Sec. 5.9)			✓
Vehicular Parking (Sec. 5.9)			✓
Transit (Sec. 5.8)			✓
Bicycle Parking (Sec. 5.9)			✓
Parking Lot Standards (Sec. 5.9)			✓
Technical			



Fire			✓
Site Improvements			✓
Schools Adequate Public Facilities (Sec. 5.16)			✓
Recreation Area (Sec. 5.5)			✓
Lighting Plan (Sec. 5.11)			✓
Homeowners Association (Sec. 4.6)			✓

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.

<input checked="" type="checkbox"/>	Application fee (refer to fee schedule)	Amount Paid \$ <input type="text" value="380"/>
<input checked="" type="checkbox"/>	Pre-application meeting – with appropriate staff	
<input checked="" type="checkbox"/>	Digital Files - provide digital files of all plans and documents	
<input checked="" type="checkbox"/>	Concept Project Fact Sheet	
<input type="text" value="N/A"/>	Statement of Compliance with Design Guidelines (1 copies)	
<input type="text" value="N/A"/>	Statement of Compliance with Comprehensive Plan (1 copies)	
<input type="text" value="N/A"/>	Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)	
<input checked="" type="checkbox"/>	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)	
<input checked="" type="checkbox"/>	Mailing fee for above mailing list	Amount Paid \$ <input type="text" value="288"/>
<input checked="" type="checkbox"/>	Developer's Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:	
	<ul style="list-style-type: none">• 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	
<input checked="" type="checkbox"/>	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals	
<input checked="" type="checkbox"/>	Reduced Site Plan Set (reduced to 8.5"x11")	

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