

SPECIAL USE PERMIT APPLICATION



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd
phone (919) 968-2728 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): Part of #9788268572 Date: 08-16-11

Section A: Project Information

Project Name: 123 West Franklin
Property Address: 123 West Franklin Street Zip Code: 27516
Use Groups (A, B, and/or C): A,B,C Existing Zoning District: TC-2
Project Description: Proposed redevelopment of the Franklin Street portion of University Square to a mixed-use development (approximately 6.155 acres).

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

Applicant Information (to whom correspondence will be mailed)

Name: Cousins Properties Incorporated
Address: 191 Peachtree Street, Suite 500
City: Atlanta State: Georgia Zip Code: 30303
Phone: 404-407-1892 Email: JohnMcColl@cousinsproperties.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: Chapel Hill Foundation Real Estate Holdings, Inc.
Address: 300 South Building, CB 1000
City: Chapel Hill State: North Carolina Zip Code: 27599
Phone: 919-962-6172 Email: merklein@unc.edu

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: _____



PROJECT FACT SHEET
TOWN OF CHAPEL HILL
Planning Department

Section A: Project Information

Application type: Special Use Permit Date: August 16, 2011
Project Name: 123 West Franklin

Use Type: (check/list all that apply)

Office/Institutional Residential Mixed-Use Other: _____

Overlay District: (check all those that apply) **NA**

Historic District Neighborhood Conservation District Airport Hazard Zone

Section B: Land Area

***Numbers below reflect S.U.P. boundary**

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	268,129	sq. ft.
Choose one, or both, of the following (a or b,) not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way	CSA=	26,789	sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=	NA	sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	294,918	sq. ft.

Section C: Special Protection Areas, Land Disturbance, and Impervious Area

Special Protection Areas: (check all those that apply) **NA**

Jordan Buffer Resource Conservation District 100 Year Floodplain Watershed Protection District

Land Disturbance	Total (sq ft)
Area of Land Disturbance (Calculation includes off-site improvements for access to Cameron Avenue) (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, all grading, including off-site clearing)	347,272
Area of Land Disturbance within RCD	NA
Area of Land Disturbance within Jordan Buffer	NA

Impervious Areas	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Impervious Surface Area (ISA)	250,086	250,086	234,522	234,522
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA) %	93.3%	93.3%	87.5%	87.5%
If located in Watershed Protection District, % of impervious surface on 7/1/1993	NA	NA	NA	NA



PROJECT FACT SHEET

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Section D: Dimensions

Dimensional Unit (sq ft)	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Number of Buildings	5 (121,490)	5 (121,490)	3 (580,000)	3 (580,000)
Number of Floors	1-6	1-6	1-8	1-8
Recreational Space	14,455	14,455	9,000	9,000*

* See Statement of Justification Finding #2, Item b

Residential Space

Dimensional Unit (sq ft)	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Floor Area (all floors – heated and unheated)	-	-	150,000	150,000
Total Square Footage of All Units	-	-	150,000	150,000
Total Square Footage of Affordable Units	-	-	-	-
Total Residential Density	-	-	26	26
Number of Dwelling Units	-	-	160	160
Number of Affordable Dwelling Units	-	-	NA	0
Number of Single Bedroom Units	-	-	100	100
Number of Two Bedroom Units	-	-	60	60
Number of Three Bedroom Units	-	-	0	0

Non-Residential Space (Gross Floor Area in Square Feet)

Use Type	Existing	Proposed	Uses	Existing	Proposed
Commercial	41,000	20,000			
Restaurant		20,000	# of Seats	281	564
Government					
Institutional					
Medical					
Office	83,000	300,000			
Hotel			# of Rooms		
Industrial					
Place of Worship			# of Seats		
Other: Flex		90,000			

Dimensional Requirements		Required by Ordinance	Existing	Proposed
*Per Variance - See Statement of Justification				
Setbacks (minimum)	Street	0	77.2'	Building A: 4.94' Building B: 4.52'
	Interior (neighboring property lines)	At Parcels Zoned R-3: 8' At all other adjacent parcels: 0	69.8	At Parcels Zoned R-3: 15' At all other adjacent parcels: 0
	Solar (northern property line)	0	76.7'	50'
Height (maximum)	Primary	44'	15.3'	*54'
	Secondary	120'	67.9'	120'
Streets	Frontages (Franklin Street)	NA	731.47'	731.47'
	Widths	NA	NA	NA



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Section F: Adjoining or Connecting Streets and Sidewalks

(Note: For approval of proposed street names, contact the Engineering Department)

Street Name	Right-of-way Width	Pavement Width	Number of Lanes	Existing Sidewalk*	Existing curb/gutter
West Franklin (existing)	100'	55'	4 thru + 1 parking	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
				<input type="checkbox"/> Yes	<input type="checkbox"/> Yes

List Proposed Points of Access (Ex: Number, Street Name): Two existing curb cuts at West Franklin Street, One curb at Cameron Avenue as a proposed off-site improvement.

*If existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information:

Sidewalk Information			
Street Names	Dimensions	Surface	Handicapped Ramps
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Section G: Parking Information

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces	NA	1481	1005
Handicap Spaces	20	24	20
Total Spaces	NA	1,507	1025
Loading Spaces	NA	NA	6
Bicycle Spaces	300	NA	104 - Discuss feasibility of additional spaces with Town of Chapel Hill
Surface Type	Vehicular Asphalt		

Section H: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
Franklin Street, North	NA	NA	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
East – TC-2	15'	1'-6" to 11'-0"	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes
East – OI-1	15'	1'-6" – 9'-6"	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes
West – TC-2	15'	0	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
South – R-3	15'	15'	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
South	NA	NA	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes



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Section I: Land Use Intensity

Existing Zoning District: TC-2
 Proposed Zoning Change (if any): TC-3

Note: Refer to Table 3.8-1 (Dimensional Matrix) in the Land Use Management Ordinance for help completing this table.

Zoning – Area – Ratio			Impervious Surface Thresholds			Minimum and Maximum Limitations	
Zoning District(s)	Floor Area Ratio (FAR)	Recreation Space Ratio (RSR)	Low Density Residential (0.24)	High Density Residential (0.50)	Non-Residential (0.70)	Maximum Floor Area (MFA) = FAR x GLA	Minimum Recreation Space (MSR) = RSR x GLA
TC-3	4.0	.12	NA	NA	NA	1,078,516 SF	8,738 SF
TOTAL	4.0	.12	NA	NA	NA	1,078,516 SF	8,738 SF
RCD Streamside	NA	0.01					
RCD Managed	NA	0.019					
RCD Upland	NA	NA					

Section J: Utility Service

Check all that apply

Water	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Community Well	<input type="checkbox"/> Other
Sewer	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Community Package Plant	<input type="checkbox"/> Other
Electrical	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Telephone	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Solid Waste	<input type="checkbox"/> Town	<input checked="" type="checkbox"/> Private		



**SPECIAL USE PERMIT APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning Department**

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 Department (Planning) at (919)968-2728 or at planning@townofchapelhill.org. For detailed information, please refer to the Description of Detailed Information handout.

X	Application fee (refer to fee schedule)	Amount Paid \$	\$175,797.00
X	Pre-application meeting – with appropriate staff		
X	Digital Files - provide digital files of all plans and documents		
X	Recorded Plat or Deed of Property (see CV0.3)		
X	Project Fact Sheet		
X	Traffic Impact Statement – completed by Town’s consultant (or exemption)		
X	Description of Public Art Proposal		
X	Statement of Justification		
X	Response to Community Design Commission and Town Council Concept Plan comments		
NA	Affordable Housing Proposal, if applicable (NA – All Rental Units)		
X	Provide existing Special Use Permit, if Modification (Existing buildings built in 1960’s with non-recorded documents. Only Recorded document is SUP for Bank Drive-up window in lieu of Bank Teller. [Included with SUP Submittal.])		
X	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
X	Mailing fee for above mailing list	Amount Paid \$	\$316.40
X	Written Narrative describing the proposal		
NA	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals (NA)		
NA	Jurisdictional Wetland Determination – if applicable (NA – See attached letter.)		
NA	Resource Conservation District Encroachment Exemption or Variance (determined by Planning) (Site is not in an RCD according to Town of Chapel Hill GIS as determined by Kay Pearlstein. See attached letter.)		
NA	Jordan Buffer Authorization Certificate or Mitigation Plan Approval (determined by Planning) (Site does not fall within a Jordan Buffer Area as confirmed by Dave Almond. See attached letter.)		
X	Reduced Site Plan Set (reduced to 8.5"x11")		

Stormwater Impact Statement (2 copies to be submitted)

- a) Written narrative describing existing & proposed conditions, anticipated stormwater impacts and management structures and strategies to mitigate impacts
- b) Description of land uses and area (in square footage)
- c) Existing and proposed Impervious surface area in square feet for all subareas and project area
- d) Ground cover and uses information
- e) Soil information (classification, infiltration rates, depth to groundwater and bedrock)
- f) Time of concentration calculations and assumptions
- g) Topography (2-foot contours)
- h) Pertinent on-site and off-site drainage conditions
- i) Upstream and/or downstream volumes
- j) Discharges and velocities



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Planning Department**

- k) Backwater elevations and effects on existing drainage conveyance facilities
- l) Location of jurisdictional wetlands and regulatory FEMA Special Flood Hazard Areas
- m) Water quality volume calculations
- n) Drainage areas and sub-areas delineated
- o) Peak discharge calculations and rates (1, 2, and 25-year storms)
- p) Hydrographs for pre- & post-development without mitigation, post-development with mitigation
- q) Volume calculations and documentation of retention for 2-year storm
- r) 85% TSS removal for post-development stormwater run-off
- s) Nutrient loading calculations
- t) BMP sizing calculations
- u) Pipe sizing calculations and schedule (include HGL & EGL calculations and profiles)

Plan Sets (12 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
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable
- Revision dates and professional seals and signatures, as applicable

Cover Sheet

- a) Include Project Name, Project fact information, PIN (**see CV1.0, 2.0**), Design team

Area Map

- a) Project name, applicant (**see Cover**), contact information (**see Cover**), location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable (**NA**)
- 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 (**see CV0.1, 0.2**), street names.
- f) 1,000' notification boundary

Existing Conditions Plan

- a) Slopes (**see CV1.1**), soils (**see CV5.0**), environmental constraints, existing vegetation, and any existing land



features

- b) Location of all existing structures and uses **(see CV1.1)**
- 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 **(see CV1.1)**
- f) Nearest bus shelters and transit facilities **(see CV1.1)**
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Detailed Site Plan

- a) Existing and proposed building locations **(see CV2.3)**
Description & analysis of adjacent land uses **(see CV1.0)**, roads **(see CV0.1, 0.2)**, topography **(see CV0.1, 0.2, 3.0)**,
- b) soils **(see CV5.0)**, drainage patterns **(see CV1.1, 3.0)**, environmental constraints, features **(see CV0.1, 0.2)**, existing vegetation **(see CV0.1, 0.2)**, vistas (on & off-site)
- c) Location, arrangement, & dimension of vehicular parking, width of aisles and bays, angle of parking, number of spaces, handicapped parking, bicycle parking . Typical pavement sections & surface type **(see CV2.1, 2.5)**
- d) Location of existing **(see CV1.1)** and proposed fire hydrants **(see CV4.0)**
- e) Location and dimension of all vehicle entrances, exits, and drives
- f) Dimensioned street cross-sections and rights-of-way widths
- g) Pavement and curb & gutter construction details **(see CV2.5)**
- h) Dimensioned sidewalk and tree lawn cross-sections **(see CV3.01 through 3.04)**
- i) Proposed transit improvements including bus pull-off and/or bus shelter **(see CV2.1)**
- j) Required landscape buffers (or proposed alternate/modified buffers) **(see CV2.0)**
- k) Required recreation area/space (including written statement of recreation plans)
- l) Refuse collection facilities (existing and proposed) or shared dumpster agreement **(see CV2.0, 2.1, 8.0)**
- m) Construction parking, staging, storage area, and construction trailer location **(see CV7.0, 7.1)**
- n) Sight distance triangles at intersections
- o) Proposed location of street lights and underground utility lines and/or conduit lines to be installed **(see CV2.1)**
- p) Easements **(see CV3.0, 4.0)**
- q) Clearing and construction limits **(see CV5.0, 5.1)**
- r) Traffic Calming Plan – detailed construction designs of devices proposed & associated sign & marking plan **(see CV9.0)**

Stormwater Management Plan

- a) Topography (2-foot contours)
- b) Existing drainage conditions **(see CV0.1, 0.2, 1.1)**
- c) RCD and Jordan Riparian Buffer delineation and boundary (perennial & intermittent streams, note ephemeral streams on site) **(NA)**
- d) Proposed drainage and stormwater conditions
- e) Drainage conveyance system (piping)
- f) Roof drains



- g) Easements
- h) BMP plans, dimensions, details, and cross-sections **(NA)**
- i) Planting and stabilization plans and specifications

Landscape Protection Plan

- a) Rare, specimen, and significant tree survey within 50 feet of construction area
- b) Rare and specimen tree critical root zones
- c) Rare and specimen trees proposed to be removed
- d) Certified arborist tree evaluation, if applicable **(NA)**
- e) Significant tree stand survey
- f) Clearing limit line
- g) Proposed tree protection /silt fence location
- h) Pre-construction/demolition conference note
- j) Landscape protection supervisor note
- k) Existing and proposed tree canopy calculations, if applicable

Planting Plan

- a) Dimensioned and labeled perimeter landscape bufferyard
- b) Off-site buffer
- c) Landscape buffer and parking lot planting plan (including planting strip between parking and building, entryway planting, and 35% shading requirement)

Steep Slope Plan

- a) Classify and quantify slopes 0-10%, 10-15%, 15-25% and 25% and greater **(see CV1.1)**
- b) Show and quantify areas of disturbance in each slope category **(see CV1.1)**
- c) Provide/show specialized site design and construction techniques **(see CV1.1)**

Grading and Erosion Control Plan

- a) Topography (2-foot contours)
- b) Limits of Disturbance
- c) Pertinent off-site drainage features **(see CV0.1, 0.2)**
- d) Existing and proposed impervious surface tallies

Streetscape Plan, if applicable

- a) Public right-of-way existing conditions plan
- b) Streetscape demolition plan
- c) Streetscape proposed improvement plan
- d) Streetscape proposed utility plan and details
- e) Streetscape proposed pavement/sidewalk details



- f) Streetscape proposed furnishing details
- g) Streetscape proposed lighting details

Solid Waste Plan (2 Copies to be submitted)

- a) Preliminary Solid Waste Management Plan
- b) Existing and proposed dumpster pads
- c) Proposed dumpster pad layout design
- d) Proposed heavy duty pavement locations and pavement construction detail

Construction Management Plan

- a) Construction trailer location
- b) Location of construction personnel parking and construction equipment parking
- c) Location and size of staging and materials storage area
- d) Description of emergency vehicle access to and around project site during construction
- e) Delivery truck routes shown or noted on plan sheets

Energy Management Plan

- a) Description of how project will be 20% more energy efficient than ASHRAE Standards
- b) Description of utilization of sustainable forms of energy (Solar, Wind, Hydroelectric, and Biofuels)
- c) Participation in NC GreenPower program
- d) Description of how project will ensure indoor air quality, adequate access to natural lighting, and allow for proposed utilization of sustainable energy
- e) Description of how project will maintain commitment to energy efficiency and reduced carbon footprint over time
- f) Description of how the project's Transportation Management Plan will support efforts to reduce energy consumption as it affects the community

Detailed Exterior Elevations

- a) Detailed exterior elevations showing materials, colors, fenestration, entrances, roof forms, architectural detailing such as lintels, cornices, brick bond, and appurtenant fixtures, such as lighting