

SPECIAL USE PERMIT APPLICATION



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd
Chapel Hill, NC 27514
phone (919) 968-2728 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9788-20-4502/-6500 / -5716

Date: 28 April 2014

Section A: Project Information

Project Name: Columbia Street Annex

Property Address: 1150 South Columbia Street

Zip Code: 27514

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

Existing Zoning District: R-2

Project Description: Multi use development, 7 stories with underground parking
39 Residential units (49,720 sf) and 7,150 sf office/commercial

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

Applicant Information (to whom correspondence will be mailed)

Name: Coulter Jewell Thames PA, Attn Wendi Ramsden

Address: 111 West Main Street

City: Durham

State: NC

Zip Code: 27701

Phone: (919) 682-0368

Email: wramsden@cjtpa.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: 4.28.2014

Owner/Contract Purchaser Information:

Owner

Contract Purchaser

Name: David L Robert (Pin -5716)

Address: PO Box 184

City: Chapel Hill

State: NC

Zip Code: 27514

Phone: _____

Email: _____

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: 4.17.14

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Owner/Contract Purchaser Information:

Owner

Contract Purchaser

Name: CH Hotel LP c/o White Oak Attn. Roland Gammon, General Partner (Pin -4505, -6500)

Address: 21 Glenwood Avenue, Suite 203

City: Raleigh

State: NC

Zip Code: 27603

Phone: (919) 821-4665

Email: roland@whiteoakinc.com

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Owner Contract Purchaser

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City: Raleigh State: NC Zip Code: 27603

Phone: (919) 821-4665 Email: roland@whiteoakinc.com

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Signature: _____ Date: _____



PROJECT FACT SHEET

TOWN OF CHAPEL HILL
Planning Department

Section A: Project Information

Application type: Special Use Permit Date: 28 April 2014

Project Name: Columbia Street Annex

Use Type: (check/list all that apply)

Office/Institutional Residential Mixed-Use Other: _____

Overlay District: (check all those that apply)

Historic District Neighborhood Conservation District Airport Hazard Zone

Section B: Land Area

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	165,828.8	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=		sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=		sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	182,412	sq. ft.

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

Special Protection Areas: (check all those that apply)

Jordan Buffer Resource Conservation District 100 Year Floodplain Watershed Protection District

Land Disturbance	Total (sq ft)
Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, all grading, including off-site clearing)	74,000 sf
Area of Land Disturbance within RCD	2,019 sf
Area of Land Disturbance within Jordan Buffer	2,019 sf

Impervious Areas	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Impervious Surface Area (ISA)	676	676	41,627	41,627
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA) %	.41%	.41%	25.10%	25.10%
If located in Watershed Protection District, % of impervious surface on 7/1/1993	.41%	.41%		



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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	0	0	1 (56,870 sf)	1 (56,870 sf)
Number of Floors	0	0	7	7
Recreational Space	0	0		

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)				
Total Square Footage of All Units				
Total Square Footage of Affordable Units				
Total Residential Density				
Number of Dwelling Units				
Number of Affordable Dwelling Units				
Number of Single Bedroom Units				
Number of Two Bedroom Units				
Number of Three Bedroom Units				

Non-Residential Space (Gross Floor Area in Square Feet)					
Use Type	Existing	Proposed	Uses	Existing	Proposed
Commercial	0	7,150			
Restaurant			# of Seats		
Government					
Institutional					
Medical					
Office					
Hotel			# of Rooms		
Industrial					
Place of Worship			# of Seats		
Other					

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	10'	n/a	
	Interior (neighboring property lines)	5'	n/a	
	Solar (northern property line)	20	n/a	
Height (maximum)	Primary	60		
	Secondary	114		
Streets	Frontages	80		
	Widths	62		



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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
South Columbia Street	var	76'	5	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
NC 54	var	20'(ramp)	1	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes

List Proposed Points of Access (Ex: Number, Street Name):

*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
South Columbia Street	5' wide	concrete	<input checked="" 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	65	87	65
Handicap Spaces	3	4	3
Total Spaces	68	91	68
Loading Spaces			
Bicycle Spaces	20		20
Surface Type	Asphalt for surface spaces, concrete for underground spaces		

Section H: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
North	20'	20'	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
West	20'	20'	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
South	30'	30'	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
East	30'	0-30'	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes



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Section I: Land Use Intensity

Existing Zoning District: R-2
Proposed Zoning Change (if any): MU-V

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
TOTAL							
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

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 type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Telephone	<input 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.

	Application fee (including Engineering Review fee) (refer to fee schedule)	Amount Paid \$	<input type="text"/>
X	Pre-application meeting – with appropriate staff		
X	Digital Files - provide digital files of all plans and documents		
	Recorded Plat or Deed of Property		
X	Project Fact Sheet		
X	Traffic Impact Statement – completed by Town’s consultant (or exemption)		
	Description of Public Art Proposal		
X	Statement of Justification		
X	Response to Community Design Commission and Town Council Concept Plan comments		
	Affordable Housing Proposal, if applicable		
	Provide existing Special Use Permit, if Modification		
X	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
	Mailing fee for above mailing list (mailing fee is double due to 2 mailings)	Amount Paid \$	<input type="text" value="158.08"/>
X	Written Narrative describing the proposal		
X	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals		
	Jurisdictional Wetland Determination – if applicable		
	Resource Conservation District Encroachment Exemption or Variance (determined by Planning)		
	Jordan Buffer Authorization Certificate or Mitigation Plan Approval (determined by Planning)		
	Reduced Site Plan Set (reduced to 8.5"x11")		

Stormwater Impact Statement (1 copy 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
- k) Backwater elevations and effects on existing drainage conveyance facilities
- l) Location of jurisdictional wetlands and regulatory FEMA Special Flood Hazard Areas