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): 9788-49-1709 Date: Feb. 18, 2015

Section A: Project Information

Project Name: Grove Park

Property Address: 425 Hillsborough Street Zip Code: 27514

Use Groups (A, B, and/or C): A Existing Zoning District: R-SS-C

Project Description: 1)Modify the boundaries of the SUP to conform to 2014 ownership. 2)Modify dates for construction start and completion. 3) Change the name to "Grove Park" 4) Modify the footprint of Buildings 5,6 and 7, while keeping the Hillsborough "streetscape" unchanged. Increase Recreation Space from 28,167SF to 29,800SF. Add under-building parking spaces and almost double the number of covered bike spaces. While the number of residential units (346) will remain unchanged; the mix of 1/2 and 3/4 bedroom units will total 850 bedrooms. 5)Convert from condominium to rental apartment project. 6)Reduce impervious surface.and fully will comply with 2015 Town Stormwater guidelines. Comply with Town Rental guidelines for Affordable Housing

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

Applicant Information (to whom correspondence will be mailed)

Name: A.P. Segar c/o Townhouse Apartments, LLC

Address: 425 Hillsborough Street

City: Chapel Hill State: NC Zip Code: 27514

Phone: (650)270-7067 Email: apsegar@yahoo.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: 2-18-15

Owner/Contract Purchaser Information:

☒ **Owner** ☐ **Contract Purchaser**

Name: A.P. Segar c/o Townhouse Apartments, LLC

Address: 425 Hillsborough Street

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Signature: Date: 2-18-15

PROJECT FACT SHEET

TOWN OF CHAPEL HILL
Planning Department

Section A: Project Information

Application type: SUP Modification Date: 2-18-15

Project Name: Grove Park

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=	545,436	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=	9,962	sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=	0	sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	555,398	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)	445,385
Area of Land Disturbance within RCD	75,000
Area of Land Disturbance within Jordan Buffer	5,800

Impervious Areas	**Existing (sq ft)**	**Demolition (sq ft)**	**Proposed (sq ft)**	**Total (sq ft)**
Impervious Surface Area (ISA)	260,053	260,053	330,987	330,987
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA) %	46.82	46.82	59.59	59.59
If located in Watershed Protection District, % of impervious surface on 7/1/1993	--	--	--	--

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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 one/seven	148,600	148,600	516,589	516,589
Number of Floors (plus parking levels)	2/3	2/3	3/6	3/6
Recreational Space	Pool & Yard	Pool & Yard	29,800	29,800

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)	116,500	116,500	709,593	709,593
Total Square Footage of All Units	116,500	116,500	516,589	516,589
Total Square Footage of Affordable Units	None	None	None	None
Total Residential Density	8.7	8.7	27.1	27.1
Number of Dwelling Units	111	111	346	346
Number of Affordable Dwelling Units	None	None	pay-in-lieu	Pay-in-lieu
Number of Single Bedroom Units	7	7	138	138
Number of Two Bedroom Units	40	40		
Number of Three Bedroom Units /4 BR	64	64	208	208

Non-Residential Space *(Gross Floor Area in Square Feet)*					
Use Type	**Existing**	**Proposed**	**Uses**	**Existing**	**Proposed**
Commercial	None	None			
Restaurant			**# of Seats**		
Government					
Institutional					
Medical					
Office					
Hotel			**# of Rooms**		
Industrial					
Place of Worship			**# of Seats**		
Other					

Approved by SUP&

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	10	36	34
	Interior (neighboring property lines)	0	39	11
	Solar (northern property line)	0	39	11
Height (maximum)	Primary	39	39	39
	Secondary (Revised by SUP)	90	42	90
Streets	Frontages	0	116/308	116/308
	Widths	0	116/310	116/310

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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
Martin Luther King Jr. Blvd.	100'	65'	5	[X] Yes	[X] Yes
Hillsborough Street	varies	33'	2	[X] Yes	[X] Yes

List Proposed Points of Access (Ex: Number, Street Name): Hillsborough St. and M.L. King Jr. Blvd. Sidewalks existing along both.

*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**
			[ ] Yes [ ] No [ ] N/A
			[ ] Yes [ ] No [ ] N/A

Section G: Parking Information

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces	637	--	666
Handicap Spaces	13	--	14
Total Spaces	650	--	680
Loading Spaces	--	--	--
Bicycle Spaces	87	--	204
Surface Type	Paved		

Section H: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
North	10'	10'	[ ] Yes	[ ] Yes
South	10'	10'	[ ] Yes	[ ] Yes
West	10'	10'	[ ] Yes	[ ] Yes
Hillsborough St/MLK Jr. Blvd.	15'	15'	[ ] Yes	[ ] Yes

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Section I: Land Use Intensity

Existing Zoning District:
Proposed Zoning Change *(if any)*:

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
R-SS-C	468,487	1.10/0.050	REDEVELOPMENT			515,336	23,424
						442	
						811	
TOTAL	555,398						
RCD Streamside	44,208	0.01/0.0					
RCD Managed	42,703	0.019/0.0					
RCD Upland	See Above						
						516,589	23,424

Section J: Utility Service

Check all that apply				
Water	[X] OWASA	[ ] Individual Well	[ ] Community Well	[ ] Other
Sewer	[X] OWASA	[ ] Individual Septic Tank	[ ] Community Package Plant	[ ] Other
Electrical	[X] Underground	[ ] Above Ground		
Telephone	[X] Underground	[ ] Above Ground		
Solid Waste	[X] Town	[ ] Private		

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 $
	Pre-application meeting – with appropriate staff	
	Digital Files - provide digital files of all plans and documents	
	Recorded Plat or Deed of Property	
	Project Fact Sheet	
	Traffic Impact Statement – completed by Town's consultant (or exemption)	
	Description of Public Art Proposal	
	Statement of Justification	
	Response to Community Design Commission and Town Council Concept Plan comments	
	Affordable Housing Proposal, if applicable	
	Provide existing Special Use Permit, if Modification	
	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 $
	Written Narrative describing the proposal	
	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

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 (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
- 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, Design team

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

Detailed Site Plan

a) Existing and proposed building locations
b) Description & analysis of adjacent land uses, roads, topography, soils, drainage patterns, environmental constraints, features, existing vegetation, 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
d) Location of existing and proposed fire hydrants
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
h) Dimensioned sidewalk and tree lawn cross-sections
i) Proposed transit improvements including bus pull-off and/or bus shelter
j) Required landscape buffers (or proposed alternate/modified buffers)
k) Required recreation area/space (including written statement of recreation plans)
l) Refuse collection facilities (existing and proposed) or shared dumpster agreement
m) Construction parking, staging, storage area, and construction trailer location
n) Sight distance triangles at intersections
o) Proposed location of street lights and underground utility lines and/or conduit lines to be installed
p) Easements
q) Clearing and construction limits
r) Traffic Calming Plan – detailed construction designs of devices proposed & associated sign & marking plan

Stormwater Management Plan

a) Topography (2-foot contours)
b) Existing drainage conditions
c) RCD and Jordan Riparian Buffer delineation and boundary (perennial & intermittent streams, note ephemeral streams on site)
d) Proposed drainage and stormwater conditions
e) Drainage conveyance system (piping)
f) Roof drains
g) Easements
h) BMP plans, dimensions, details, and cross-sections
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
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
b) Show and quantify areas of disturbance in each slope category
c) Provide/show specialized site design and construction techniques

Grading and Erosion Control Plan

a) Topography (2-foot contours)
b) Limits of Disturbance
c) Pertinent off-site drainage features
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

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

Exterior Elevations

a) An outline of each elevation of the building, including the finished grade line along the foundation (height of building measured from mean natural grade).