

# ZONING ATLAS AMENDMENT 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): 978955152B Date: \_\_\_\_\_

## Section A: Project Information

Project Name: Chapel Hill Retirement Residence  
Property Address: NE Corner of N. Estes & Somerset Drive, Chapel Hill, NC Zip Code: 27514  
Use Groups (A, B, and/or C): \_\_\_\_\_ Existing Zoning District: R - 1  
Project Description: Zoning Atlas Amendment to Zoning District to R5 (Residential 5) with special regulations to allow for the development of a 3 & 4 Story, Independent Senior Living Facility

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

### Applicant Information (to whom correspondence will be mailed)

Name: Mark D. Lowen Land Use Manager for Dan Roach Architect obo Hawthorn Development LLC  
Address: 3150 Kettle Court NE  
City: Salem State: OR Zip Code: 97301  
Phone: 503-399-1090 Email: markd@lenityarchitecture.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: 4/26/16

### Owner/Contract Purchaser Information:

Owner  **Contract Purchaser**  
Name: Hawthorn Development LLC, a Washington limited liability company  
By: Hawthorn Management Services Corp., a Washington corporation, its Manager  
Address: C/O Mark Lowen, Dan Roach Architecture, 3150 Kettle Ct SE  
City: Salem State: OR Zip Code: 97301  
Phone: 503-399-1090 Email: markd@lenityarchitecture.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: 4-19-16  
By: Barton G. Colson, President



**ZONING ATLAS AMENDMENT 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](mailto:planning@townofchapelhill.org). For detailed information, please refer to the Description of Detailed Information handout.

|                                      |   |                |                                      |
|--------------------------------------|---|----------------|--------------------------------------|
| <input checked="" type="checkbox"/>  | <b>Application fee</b> ( <u>refer to fee schedule</u> )   | Amount Paid \$ | <input type="text" value="1584.00"/> |
| <input checked="" type="checkbox"/>  | <b>Pre-Application Meeting – with appropriate staff</b>   |                |                                      |
| <input checked="" type="checkbox"/>  | <b>Digital Files</b> - provide digital files of all plans and documents   |                |                                      |
| <input checked="" type="checkbox"/>  | <b>Mailing list of owners of property within 1,000 feet perimeter of subject property</b> (see GIS notification tool) |                |                                      |
| <input checked="" type="checkbox"/>  | <b>Mailing fee for above mailing list</b>   | Amount Paid \$ | <input type="text" value="88.80"/>   |
| <input checked="" type="checkbox"/>  | <b>Written Narrative describing the proposal</b>  |                |                                      |
| <input checked="" type="checkbox"/>  | <b>Statement of Justification</b>   |                |                                      |
| <input checked="" type="checkbox"/>  | <b>Digital photos of site and surrounding properties</b> – INCLUDED IN PLANS  |                |                                      |
| <input checked="" type="checkbox"/>  | <b>Legal description of property to be rezoned</b>  |                |                                      |
| <input type="checkbox" value="N/A"/> | <b>Phasing Plan (if applicable) indicating phasing boundaries and phasing notes</b>                                   |                |                                      |
| <input checked="" type="checkbox"/>  | <b>Reduced Site Plan Set (reduced to 8.5"x11")</b>  |                |                                      |

**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

**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) 1,000 foot notification boundary