

# CONCEPT PLAN 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): 9799554972

Date: July 26, 2016

## Section A: Project Information

Project Name: American Legion Post 6

Property Address: 1714 Legion Road, Chapel Hill, NC Zip Code: 27517

Existing Zoning District: R-2

Project Description: The proposed project includes office, uses fronting on Legion Road, transitioning to garden style apartments in the center, and a second mixed/civic/flex use next to the Town's park property.

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

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

Name: Rachel Cotter

Address: 2905 Meridian Parkway

City: Durham State: NC Zip Code: 27713

Phone: 919-287-0719 Email: cotter@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: *Rachel Cotter* Date: July 26, 2016

### Owner/Contract Purchaser Information:

Owner  Contract Purchaser

Name: Scott Underwood

Address: PO Box 1127

City: Isle of Palms State: SC Zip Code: 29451

Phone: 919-535-8947 Email: sunderwood@woodfieldinvestments.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: *Michael A. Underwood* Date: 2-25-16



**Section C: Project Information**

Project Size (acres)	36.16	Square feet	1,575,031
Floor Area (permitted)	See Attached	Proposal	See Attached
Proposed number of dwelling units	304	Units per Acre	8.4
Existing Impervious Surface	See Attached	Proposed Impervious Surface	See Attached

Please indicate which organization should receive this application for review

- Community Design Commission     Historic District Commission     Town Council

**Section D: Submittal Requirements**

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.

- Application fee** ([refer to fee schedule](#)) Amount Paid \$
- Pre-Application meeting** – with appropriate staff
- Digital Files** - provide digital files of all plans and documents
- Mailing list of owners of property within 1,000 feet perimeter of subject property** ([see GIS notification tool](#))
- Mailing fee for above mailing list** Amount Paid \$
- Application Cover Sheet** (8 copies) (on top of application)
- Statement of Compliance with Design Guidelines** (8 copies)
- Statement of Compliance with Comprehensive Plan** (8 copies)
- Digital Photographs of site and surrounding properties** (8 copies)
- Developer’s Program:**  
A brief written statement of the development program, including developer’s goals and objectives. The development program should be based on the constraints of the site as identified by the site analysis and include marketing objective of the developer. This preliminary development program will help evaluate the conceptual plan for the site, while also determining traffic impact and demand on community facilities and infrastructure.
- Reduced Site Plan Set (reduced to 8.5"x11")**

## Concept Plan Application

### Attachment:

#### Floor Area (R-2 Zoning)

Total Tract			36.16 Acres
RCD		Floor Area Ratio (FAR)	Floor Area
Stream Side	2.44 Acres	0.01	1,062 SF
Managed Use	2.61 Acres	0.019	2,162 SF
Upland	3.01 Acres	0.093	12,194 SF
Remaining Tract	27.06 Acres	0.093	109,619 SF
		<b>Total:</b>	<b>125,037 SF</b>

#### Proposed Floor Area

Residential		400,000 SF
Office		50,000 – 100,00 SF
Mixed / Civic / Flex		50,000 SF
Existing Impervious	134,733 SF	8.6%
Allowed	1,575,031 SF	70%
Proposed	581,000 SF	38.0%



### 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 Wetland Boundaries, where applicable

### Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, and 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, vehicle parking areas, bicycle parking, handicapped parking, street names
- f) 1,000 foot 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) Existing topography at minimum 2-foot intervals and finished grade
- f) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

### Proposed Plan

- a) General location of proposed structures
- b) Parking areas
- c) Open spaces and landscaped areas
- d) Conceptual recreation areas
- e) Conceptual building masses
- f) Conceptual utility locations (optional)
- g) Conceptual grading plan (optional)