

1165 Weaver Dairy Road

Concept Plan Application

22 July 2016

Comprop, LLC has purchased the property located at 1165 Weaver Dairy Road. Both partners of Comprop, LLC have some history with this location since both partners, Michael and Peter Slomiany, have children that attended the old Montessori School located on this property.

Knowing that this location is one of the first places visitors see upon entering the town, our plans are to develop a combination office and retail facility that will enhance the area and be useful to the nearby community. The front portion of the proposed 3 story building facing Weaver Dairy Road will accommodate retail on the bottom floor with office space in the remainder of the building. In order to provide the amount of parking required by the LUMO, a stand-alone parking structure will be built at the rear (south) of the property. We hope to move our NC Subway Group business to this site and occupy a portion of the office space.

Concept Plans for this property were previously head by the CDC in May 2015, and then again in October of 2015 and by the Town Council in November of 2015

In response to the concerns and comments raised at the CDC meeting in May 2015 for a plan with 2 buildings and a mix of office and retail, we offer these responses:

- We have worked with the driveway connection so that the two properties have a continuous connected vehicular route through both sites.
- Asked if we could move the building toward Weaver Dairy and locate all parking behind, we have now consolidated the parking into a structure at the rear of the property.
- Pedestrian connectivity. This plan shows opportunities for pedestrian connections between the new Weaver Street Crossing to the west, through the subject site, and connecting to the existing Timberlyne Development to the east. The connection to the east is very short but would require one of the two existing owners there to provide a connection location.
- It was asked if we could show the adjacent Weaver Crossing Plan on the drawings. That plan, currently under construction, is now shown.
- There was also a request to see architecture, which is shown conceptually in the conceptual renderings.

At the October CDC Meeting, a substantially different scheme with a single building and parking behind was shown. The requested use at this time was primarily vertical conditioned storage, with a liner of retail and office on the streets side

- The CDC felt that we had largely addressed previous comments, but did want to see a better pedestrian walk zone and space developed along the WDR Frontage.

At the November Council Meeting, similar comments were heard, with the primary lament being that although the building was attractive, the Council had envisioned uses on the site that would potentially create more of an employment center and opportunities in the Town.

We believe our revised plan has taken into consideration some of the issues raised during past meetings, in particular the elimination of storage as the primary use and substitution of office space, and creation of a better pedestrian experience along WDR.

We look forward to working with the town in developing a location that will please the general public and one that will stand for years to come.

Thank you,

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