

Proposed Grocery Store Development

Town of Chapel Hill

Orange County, North Carolina

STATEMENT OF COMPLIANCE

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General Project Description

The subject property is located along the Town of Chapel Hill's northeastern gateway on 15/501 (Fordham Boulevard). The site is situated to the north of the intersection of Scarlett Drive and Old Durham Chapel Hill Road. The existing site consists of a Hendrick automobile dealership, commonly known as The Performance Auto Mall. Leon Capital Group proposes to redevelop the existing Performance Auto Mall dealership (PIN: 97997828859 & 9799782464) and the two adjoining parcels across Old Durham Chapel Hill Road (PIN: 9799780316 & 9799689335). The proposed development will consist of the demolition and removal of all existing buildings and infrastructure within the site, and the construction of a +/- 130,000 SF grocery store development. The construction will also include the installation of landscaping, lighting, stormwater management and utilities necessary to support the development. The development on the south side of Old Durham Chapel Hill Road will be the construction of a surface parking field to support the intended development.

This proposed development will enhance the Town of Chapel Hill; both aesthetically and financially. This project will provide an enhanced gateway into the Town of Chapel Hill along the northeastern portion of the Town, in close proximity to the major intersection of 15/501 and Interstate 40. The project will also provide a significant increase in commercial tax base and sales revenue.

Statement of Compliance with Design Guidelines

It is intended that all improvements will be coordinated to meet or exceed the intent of the Town of Chapel Hill Design Manual, dated 2005; and the Chapel Hill Land Use Management Ordinance. The proposed development will require a Special Use Permit associated with the underlying zoning district of the subject property (CC-C). It is intended that the proposed development will be in accordance with the following LUMO criteria:

- Building setbacks
- Impervious surface threshold
- Tree canopy coverage
- Stormwater will be designed to mimic the existing drainage patterns
- All utilities will be underground

Statement of Compliance with Comprehensive Plan

The project is cited within the North 15/501 Focus Area. The proposed development will provide and enhance this area in accordance with the goals stated within the focus area. Specifically, the development will employ the following:

- Redevelopment of a currently underutilized commercial development (Performance Auto) into a community and regional grocery store development
- Provides pedestrian connection to link retail with the surrounding neighborhood areas in connection with the Old Durham Chapel Hill Road roadway improvements and the future proposed light-rail transit development

Developer's Program

Development Goals & Objectives

- Developer's Objectives: The developer proposes to construct a 130,000 SF grocery store including the installation of landscaping, lighting, stormwater management and utilities necessary to support the development.
- Wegmans (tenant) Objectives: Wegmans believes, "Good people, working toward a common goal, can accomplish anything they set out to do. In this spirit, we set our goal to be the very best at serving the needs of our customers. Every action we take should be made with this in mind. We also believe that we can achieve our goal only if we fulfill the needs of our own people".
- Wegmans is considered a regional supermarket chain with the following values:
 - We care about the well-being and success of every person
 - High standards are a way of life. We pursue excellence in everything we do
 - We make a difference in every community we serve
 - We respect and listen to our people
 - We empower our people to make decisions that improve their work and benefit our customers and our company

Traffic Impact Analysis

- The developer has collaborated with the Town of Chapel Hill Public Works, NCDOT and the Town's traffic consultant (HNTB) to review and analyze the existing surrounding roadway networks. Additionally, a conceptual plan has been developed that mitigates the additional traffic associated with the development. The off-site roadway improvements are shown on the Conceptual Site Plan, dated 10/13/16. Information concerning the transportation analysis can be found in the Gateway Grocery Draft Traffic Impact Study, prepared by HNTB, dated August 2016; Technical Memo – Draft, prepared by HNTB, dated 8/24/16 and the Option "B" minimum design level of service results, dated 8/30/16.



PHOTOGRAPH LOCATION MAP

Site Photographs



Photo 1 – Facing east along Old Durham Road



Photo 2 – Facing 166 Old Durham Road



Photo 3 – Facing 160 Old Durham Road



Photo 4 – 156 Old Durham Road



Photo 5 – Facing into site



Photo 6 – Facing 144 Old Durham Road



Photo 7 – Facing 136 Old Durham Road



Photo 8 – Facing 124 Old Durham Road



Photo 9 – Facing 125 Old Durham Road



Photo 10 – Facing across Rt. 15/501 from northwesterly corner of property



Photo 11 – Facing into site from northwesterly corner of property



Photo 12 – Looking across Rt. 15/501 from Service Drive



Photo 13 – Looking into site from Service Drive



Photo 14 – Facing south west into site



Photo 15 – Facing across Rt. 15/501 from northeasterly corner of property



Photo 16 – Facing west along Old Durham Road from Standish Drive



Photo 17 – Facing site from Standish Drive