



Concept Plans are intended to be an opportunity for the Town Council and some Boards and Commissions, and the community to review and consider major development proposals and their potential benefits and impacts. Applicants propose a Concept Plan with the expectation of receiving feedback on their development idea.

The following are questions that the Council may ask of an applicant during the discussion of a Concept Plan. The attached application addresses the topics below. Please contact our staff if you have any questions or if we can provide additional information (planning@townofchapelhill.org)

1. Would this project demonstrate compliance with the Comprehensive Plan?
 - a. Compliance with:
 - Small Area Plan
 - Overlay Zone / NCD
 - Study Area:
 - Land Use Plan
2. Would the proposed project comply with the Land Use map?
3. Would the proposed project require a rezoning?
4. What is the proposed zoning district?
5. Would the proposed project require modifications to the existing regulations?
6. If there is a residential component to the project, does the applicant propose to address affordable housing?
 - Has the applicant presented its Concept Plan to the Housing Advisory Board (this is a voluntary step in the process)?
 - Has the applicant met with appropriate Town staff to discuss affordable housing policy, expectations and options?
 - Is the project for ownership or rental?
7. Are there existing conditions that impact the site design (i.e. environmental features such as RCD, slopes, erosion and sedimentation, retention of trees and tree stands, stormwater drainage patterns, significant views into and out of the site)
8. Has the applicant addressed traffic impacts? Traffic and circulation issues?
9. Has the applicant discussed the project with adjacent neighbors?



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9789359617

Date: 4-25-2017

Section A: Project Information

Project Name: North Estes Mixed-Use Center

Property Address: Martin Luther King Jr. Rd. / NC86 Zip Code: 27514

Use Groups (A, B, and/or C): A, B & C Existing Zoning District: R-1 (Airport Hazard Overlay)

Project Description: Phased Development of 14.7 ac as a Mixed-Use Community consistent with the Town's Central West Small Area Plan - Proposed Rezoning to MU-V is proposed

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

Applicant Information (to whom correspondence will be mailed)

Name: Scott Murray Land Planning, Inc. - Contact: Scott Murray

Address: 1450 Environ Way

City: Chapel Hill State: NC Zip Code: 27517

Phone: 252-213-9501 Email: smurray@stmlandplan.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: *Scott T. Murray* Date: 4-25-2017

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: Caliber Partners - Contact: Bill Mitchener

Address: 215 Queens Road, Suite 200

City: Charlotte State: NC Zip Code: 28204

Phone: (704) 413-0687 Email: bmitchener@caliber-partners.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: *WJ MJ* Date: 4/25/17



Concept Plan Overview

Site Description	
Project Name	North Estes Mixed-Use Center
Address	Martin Luther King Jr. Rd. / NC86
Property Description	Phased Development of 14.7 ac as a Mixed-Use Center consistent with the CWSAP
Existing Land Use	Vacant
Proposed Land Use	Commercial Retail, Office and Multi-family Residential
Orange County Parcel Identifier Numbers	9789359617
Existing Zoning	R-1 (Airport Hazard Overlay)
Proposed Zoning	Mixed-Use Village
Application Process	Rezoning & Special Use Permit
Comprehensive Plan Elements	Complies with Comprehensive Plan Goals and is Consistent with Central West Small Area Plan
Overlay Districts	Complies with Airport Hazard Overlay District Requirements

Regulatory Land Use Intensity

Design/LUMO Standards		Requirement MU-V	Proposal	Status
Sec. 3.7	Use/Density	A,B & C / 1.2 FAR / 15 DU/AC	A,B & C / .49 FAR / 14.1 DU/AC	
Sec 3.8	Net Land Area	5,500 SF MIN.	604,815 SF	
Sec 3.8	Gross Land Area		662,227 SF	
Sec. 3.8	Dimensional Standards	Street 0' Interior 0' Solar 20'	Street - 0' Interior - 30' Solar - 50'	
Sec. 3.8	Floor area		327,380 SF	
Sec. 4.5.6	Modification to Regulations		10' Type 'A' Buffers Along MLK, Jr. Blvd & N. Estes Dr.	
Sec. 5.5	Recreation Space	75% of GLA as Residential 22,847 SF Rec. Space Reqd.	22,847+/- SF Per TCH Requirements Incl. Greenway	



Site Design

Design/LUMO Standards		Requirement	Proposal	Status
Landscape	Sec. 5.6	East	Type 'B' Buffer	none
	Sec. 5.6	North	Type 'C' Buffer	Type 'B' Buffer
	Sec. 5.6	South	Type 'C' Buffer	Type 'A' Buffer
	Sec. 5.6	West	Type 'D' Buffer	Type 'A' Buffer
	Sec. 5.7	Tree Canopy	40%	40%
	Sec. 5.11	Lighting Plan (footcandles)	Per LUMO	Per LUMO
Environment	Sec. 3.6	Resource Conservation District	14,780 SF +/-	14,780 SF +/- Protected
	Sec. 5.18	Jordan Riparian Buffer	N/A	N/A
	Sec. 5.3.2	Steep Slopes	None > 25%	N/A
	Sec. 5.4	Stormwater Management	Yes	Per LUMO Reqmts.
		Land Disturbance	-	565,474 SF
	Sec. 5.4	Impervious Surface	70% Max.	70%
	Sec. 5.13	Solid Waste & Recycling	-	Per LUMO
Housing	Sec. 3.10	Affordable Housing Inclusionary Zoning Zoning Policy	None	-



Design/LUMO Standards		Requirement	Proposal	Status
Access & Circulation	Sec. 5.8	Street Standards		Per TCH Design Manual
	Sec. 5.8	Vehicular Access		(1) MLK, Jr. Blvd. (2) N. Estes Dr.
	Sec. 5.8	Bicycle Improvements		10' Multi-Use Along Greenway
	Sec. 5.8	Pedestrian Improvements		Per Concept Plan
	Sec. 5.8	Distance from bus stop		< 1,000 Ft
	Sec. 5.8	Transit Improvements		Loading Shelter
	Sec. 5.9	Vehicular Parking Spaces	609-705 SP	670 SP
	Sec. 5.9	Bicycle Parking Spaces		Per LUMO
	Sec. 5.9	Parking Lot Standards		Per LUMO
Other		Homeowners Association		Common Area Maintenance
	Sec. 5.5	Recreation Space		Per LUMO
	Sec. 5.12	Utilities		OWASA
	Sec. 5.16	School Adequate Public Facilities		-

Symbol	Meaning	Symbol	Meaning
	Meets Standard	M	Modification necessary
NA	Not Applicable	UNK	Not known at this time



Checklist

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 and Sustainability at (919)968-2728 or at planning@townofchapelhill.org.

<input checked="" type="checkbox"/>	Application fee (refer to fee schedule)	Amount Paid \$	360.00
<input checked="" type="checkbox"/>	Pre-application meeting – with appropriate staff		
<input checked="" type="checkbox"/>	Digital Files - provide digital files of all plans and documents		
<input checked="" type="checkbox"/>	Project Fact Sheet		
<input checked="" type="checkbox"/>	Statement of Compliance with Design Guidelines (2 copies)		
<input checked="" type="checkbox"/>	Statement of Compliance with Comprehensive Plan (2 copies)		
<input type="checkbox"/>	Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)		
<input checked="" type="checkbox"/>	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
<input checked="" type="checkbox"/>	Mailing fee for above mailing list	Amount Paid \$	62.40
<input checked="" type="checkbox"/>	Developer’s Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:		
	<ul style="list-style-type: none"> • Natural features of site • Access, circulation, and mitigation of traffic impacts • Arrangement and orientation of buildings • Natural vegetation and landscaping • Impact on neighboring properties • Erosion, sedimentation, and stormwater 		
<input type="checkbox"/>	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals		
<input checked="" type="checkbox"/>	Reduced Site Plan Set (reduced to 8.5"x11")		

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 and buffers
- 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) 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

Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location