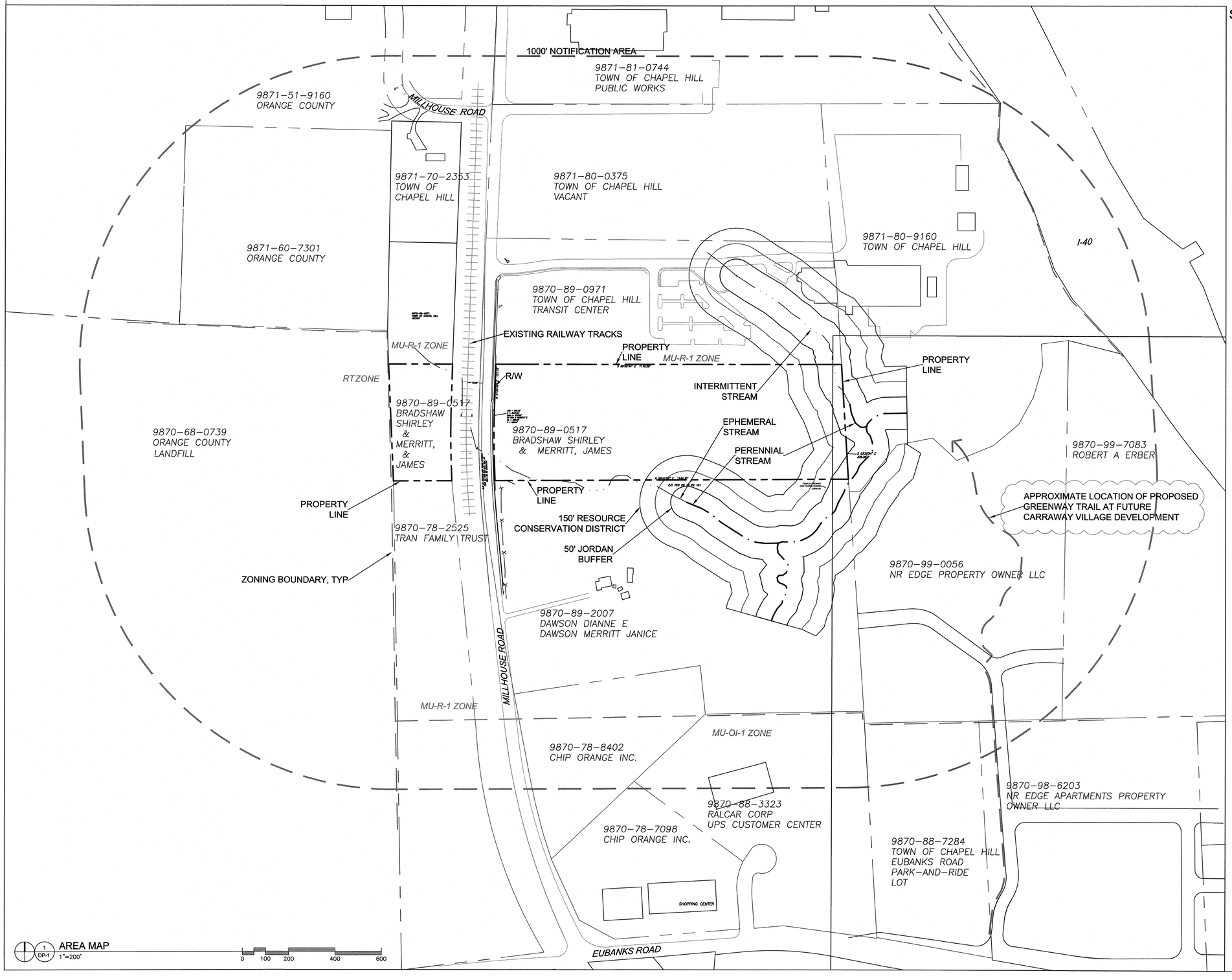
# CAROLINA FLEX PARK 7000 / 7001 MILLHOUSE ROAD, CHAPEL HILL, NC 27517

## ZONING ATLAS AMENDMENT




## SITE DATA

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| PIN | 9870-89-0517 |
| ENVIRONMENTAL CONSTRAINTS | JORDAN BUFFER<br>RESOURCE CONSERVATION DISTRICT<br>FEMA FLOODWAY AND FLOOD HAZARD ZONE AE |
| LAND AREA | EAST SIDE MILLHOUSE: 449,864 SF / 10.33 AC<br>WEST SIDE MILLHOUSE: 74,101 SF / 1.70 AC<br>TOTAL: 523,965 SF / 12.03 AC |
| EXISTING ZONING: | MU-R-1 |
| PROPOSED ZONING: | LI-CZD |

## CONTACT INFORMATION

OWNER
SHIRLEY BRADSHAW AND JAMES MERRITT

CONTRACT PURCHASER / DEVELOPER
CAROLINA FLEX PARK, LLC
50201 GOVERNORS DRIVE, CHAPEL HILL, NC 27517
919-260-1857
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APPLICANT / LANDSCAPE ARCHITECT
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919-682-0368
CONTACT: WENDI RAMSDEN
wramsden@cjtpa.com

## LIST OF SHEETS


DP-1 COVER & AREA MAP
DP-2 EXISTING CONDITIONS PLAN
DP-3 REZONING PLAN



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NC BOARD OF LANDSCAPE ARCHITECTS LIC#C-104
NORTH CAROLINA PROFESSIONAL SEAL 1302 LANDSCAPE ARCHITECT WENDI L. RAMSDEN
8·18·2017


Project
CAROLINA FLEX PARK
7000 / 7001
MILLHOUSE ROAD
CHAPEL HILL, NC 27517
PIN 9870-89-0517

Job Number 1652

| | |
|---|---|
| Drawn | DAJ, MTC |
| Checked | DAJ, WLR |
| Date | 6/29/2017 |
| Revisions | 8/18/2017 RESPONSE TO TOWN REVIEW |

CZD APPLICATION
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Sheet Title
COVER & AREA MAP

Sheet Number
DP-1

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## 2 DP-2 PARCEL DATA

1. POTABLE WATER IS AVAILABLE TO THE PARCEL.
2. SANITARY SEWER IS AVAILABLE TO THE PARCEL WITH A SEWER MAIN EXTENSION THROUGH THE EASTERN SITE.
3. NATURAL GAS IS AVAILABLE TO THE SITE.
4. ELECTRIC SERVICE IS AVAILABLE TO THE SITE.

## 3 DP-2 EXISTING SERVICES

**LEGEND**

- PROPERTY LINE
- LANDSCAPE BUFFER
- PERENNIAL STREAM
- INTERMITTENT STREAM
- ZONING BOUNDARY
- FEMA FLOODWAY OR FLOOD HAZARD AREA
- JORDAN BUFFER
- RESOURCE CONSERVATION DISTRICT
- SLOPES OVER 25% Total: 1,022 sf
- SLOPES 15%-25% Total: 23,050 sf

AREAS NOT HATCHED ARE <15% SLOPE

**BASE INFORMATION**
TOPOGRAPHIC AND PARCEL BOUNDARY SURVEY COMPLETED BY COULTER, JEWELL, THAMES PA, MAY 2017. SURROUNDING PROPERTY INFORMATION FROM ORANGE COUNTY GIS.

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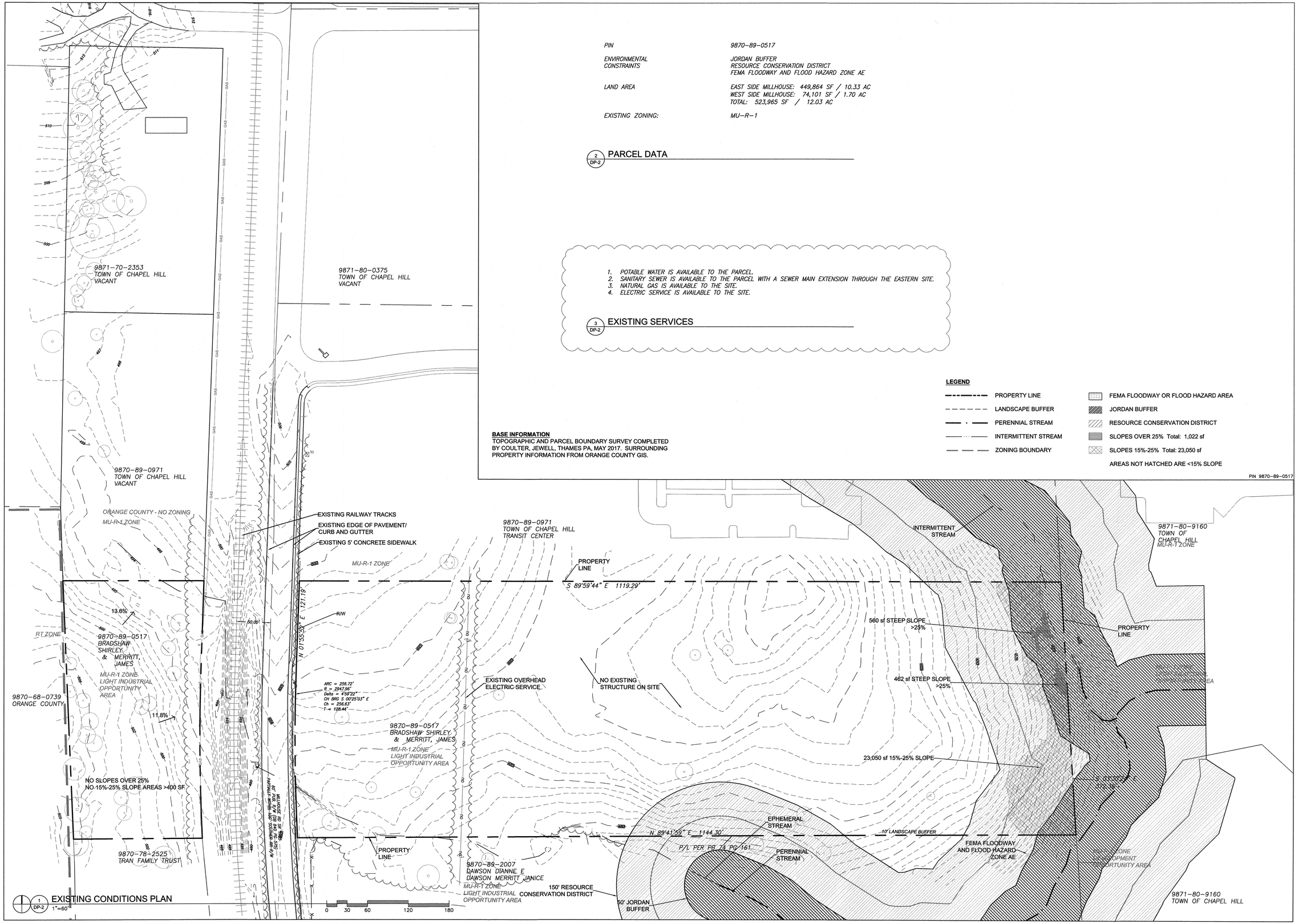


## 1 DP-2 EXISTING CONDITIONS PLAN

1"=60'


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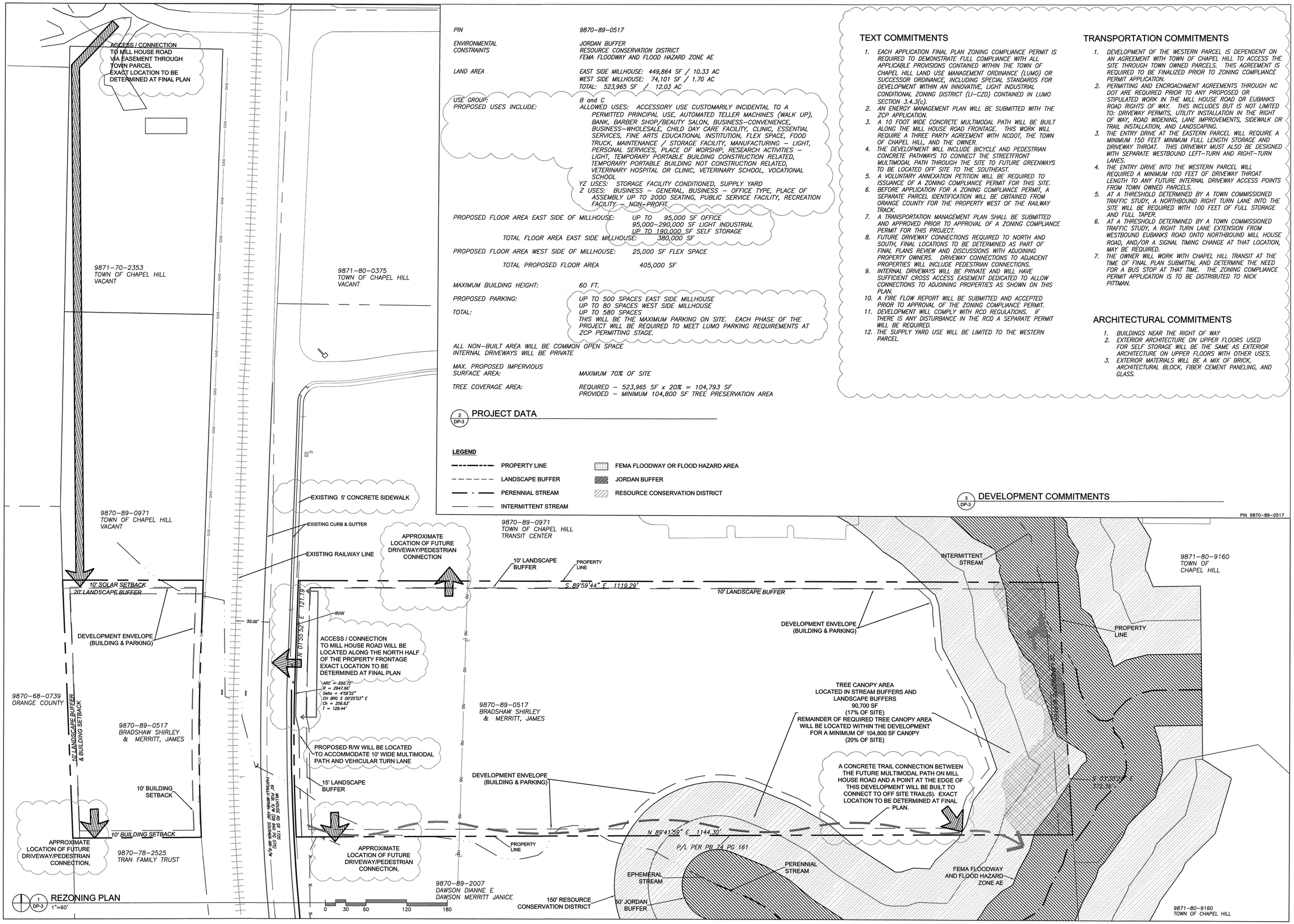
Sheet Title
EXISTING CONDITIONS MAP

Sheet Number
DP-2




1 DP-3 REZONING PLAN 1"=60'

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| LAND AREA | EAST SIDE MILLHOUSE: 449,864 SF / 10.33 AC<br>WEST SIDE MILLHOUSE: 74,101 SF / 1.70 AC<br>TOTAL: 523,965 SF / 12.03 AC |
| USE GROUP: | B and C |
| PROPOSED USES INCLUDE: | ALLOWED USES: ACCESSORY USE CUSTOMARILY INCIDENTAL TO A PERMITTED PRINCIPAL USE, AUTOMATED TELLER MACHINES (WALK UP), BANK, BARBER SHOP/BEAUTY SALON, BUSINESS–CONVENIENCE, BUSINESS–WHOLESALE, CHILD DAY CARE FACILITY, CLINIC, ESSENTIAL SERVICES, FINE ARTS EDUCATIONAL INSTITUTION, FLEX SPACE, FOOD TRUCK, MAINTENANCE / STORAGE FACILITY, MANUFACTURING – LIGHT, PERSONAL SERVICES, PLACE OF WORSHIP, RESEARCH ACTIVITIES – LIGHT, TEMPORARY PORTABLE BUILDING CONSTRUCTION RELATED, TEMPORARY PORTABLE BUILDING NOT CONSTRUCTION RELATED, VETERINARY HOSPITAL OR CLINIC, VETERINARY SCHOOL, VOCATIONAL SCHOOL<br>YZ USES: STORAGE FACILITY CONDITIONED, SUPPLY YARD<br>Z USES: BUSINESS – GENERAL, BUSINESS – OFFICE TYPE, PLACE OF ASSEMBLY UP TO 2000 SEATING, PUBLIC SERVICE FACILITY, RECREATION FACILITY – NON–PROFIT |
| PROPOSED FLOOR AREA EAST SIDE OF MILLHOUSE: | UP TO 95,000 SF OFFICE<br>95,000–290,000 SF LIGHT INDUSTRIAL<br>UP TO 190,000 SF SELF STORAGE |
| TOTAL FLOOR AREA EAST SIDE MILLHOUSE: | 380,000 SF |
| PROPOSED FLOOR AREA WEST SIDE OF MILLHOUSE: | 25,000 SF FLEX SPACE |
| TOTAL PROPOSED FLOOR AREA | 405,000 SF |
| MAXIMUM BUILDING HEIGHT: | 60 FT. |
| PROPOSED PARKING: | UP TO 500 SPACES EAST SIDE MILLHOUSE<br>UP TO 80 SPACES WEST SIDE MILLHOUSE |
| TOTAL: | UP TO 580 SPACES<br>THIS WILL BE THE MAXIMUM PARKING ON SITE. EACH PHASE OF THE PROJECT WILL BE REQUIRED TO MEET LUMO PARKING REQUIREMENTS AT ZCP PERMITTING STAGE. |

ALL NON–BUILT AREA WILL BE COMMON OPEN SPACE
INTERNAL DRIVEWAYS WILL BE PRIVATE

| | |
|---|---|
| MAX. PROPOSED IMPERVIOUS SURFACE AREA: | MAXIMUM 70% OF SITE |
| TREE COVERAGE AREA: | REQUIRED – 523,965 SF x 20% = 104,793 SF<br>PROVIDED – MINIMUM 104,800 SF TREE PRESERVATION AREA |

2 DP-3 PROJECT DATA

**LEGEND**

- PROPERTY LINE
- LANDSCAPE BUFFER
- PERENNIAL STREAM
- INTERMITTENT STREAM
- FEMA FLOODWAY OR FLOOD HAZARD AREA
- JORDAN BUFFER
- RESOURCE CONSERVATION DISTRICT

## TEXT COMMITMENTS

1. EACH APPLICATION FINAL PLAN ZONING COMPLIANCE PERMIT IS REQUIRED TO DEMONSTRATE FULL COMPLIANCE WITH ALL APPLICABLE PROVISIONS CONTAINED WITHIN THE TOWN OF CHAPEL HILL LAND USE MANAGEMENT ORDINANCE (LUMO) OR SUCCESSOR ORDINANCE, INCLUDING SPECIAL STANDARDS FOR DEVELOPMENT WITHIN AN INNOVATIVE, LIGHT INDUSTRIAL CONDITIONAL ZONING DISTRICT (LI–CZD) CONTAINED IN LUMO SECTION 3.4.3(c).
2. AN ENERGY MANAGEMENT PLAN WILL BE SUBMITTED WITH THE ZCP APPLICATION.
3. A 10 FOOT WIDE CONCRETE MULTIMODAL PATH WILL BE BUILT ALONG THE MILL HOUSE ROAD FRONTAGE. THIS WORK WILL REQUIRE A THREE PARTY AGREEMENT WITH NCDOT, THE TOWN OF CHAPEL HILL, AND THE OWNER.
4. THE DEVELOPMENT WILL INCLUDE BICYCLE AND PEDESTRIAN CONCRETE PATHWAYS TO CONNECT THE STREETFRONT MULTIMODAL PATH THROUGH THE SITE TO FUTURE GREENWAYS TO BE LOCATED OFF SITE TO THE SOUTHEAST.
5. A VOLUNTARY ANNEXATION PETITION WILL BE REQUIRED TO ISSUANCE OF A ZONING COMPLIANCE PERMIT FOR THIS SITE.
6. BEFORE APPLICATION FOR A ZONING COMPLIANCE PERMIT, A SEPARATE PARCEL IDENTIFICATION WILL BE OBTAINED FROM ORANGE COUNTY FOR THE PROPERTY WEST OF THE RAILWAY TRACK.
7. A TRANSPORTATION MANAGEMENT PLAN SHALL BE SUBMITTED AND APPROVED PRIOR TO APPROVAL OF A ZONING COMPLIANCE PERMIT FOR THIS PROJECT.
8. FUTURE DRIVEWAY CONNECTIONS REQUIRED TO NORTH AND SOUTH, FINAL LOCATIONS TO BE DETERMINED AS PART OF FINAL PLANS REVIEW AND DISCUSSIONS WITH ADJOINING PROPERTY OWNERS. DRIVEWAY CONNECTIONS TO ADJACENT PROPERTIES WILL INCLUDE PEDESTRIAN CONNECTIONS.
9. INTERNAL DRIVEWAYS WILL BE PRIVATE AND WILL HAVE SUFFICIENT CROSS ACCESS EASEMENT DEDICATED TO ALLOW CONNECTIONS TO ADJOINING PROPERTIES AS SHOWN ON THIS PLAN.
10. A FIRE FLOW REPORT WILL BE SUBMITTED AND ACCEPTED PRIOR TO APPROVAL OF THE ZONING COMPLIANCE PERMIT.
11. DEVELOPMENT WILL COMPLY WITH RCD REGULATIONS. IF THERE IS ANY DISTURBANCE IN THE RCD A SEPARATE PERMIT WILL BE REQUIRED.
12. THE SUPPLY YARD USE WILL BE LIMITED TO THE WESTERN PARCEL.

## TRANSPORTATION COMMITMENTS

1. DEVELOPMENT OF THE WESTERN PARCEL IS DEPENDENT ON AN AGREEMENT WITH TOWN OF CHAPEL HILL TO ACCESS THE SITE THROUGH TOWN OWNED PARCELS. THIS AGREEMENT IS REQUIRED TO BE FINALIZED PRIOR TO ZONING COMPLIANCE PERMIT APPLICATION.
2. PERMITTING AND ENCROACHMENT AGREEMENTS THROUGH NC DOT ARE REQUIRED PRIOR TO ANY PROPOSED OR STIPULATED WORK IN THE MILL HOUSE ROAD OR EUBANKS ROAD RIGHTS OF WAY. THIS INCLUDES BUT IS NOT LIMITED TO: DRIVEWAY PERMITS, UTILITY INSTALLATION IN THE RIGHT OF WAY, ROAD WIDENING, LANE IMPROVEMENTS, SIDEWALK OR TRAIL INSTALLATION, AND LANDSCAPING.
3. THE ENTRY DRIVE AT THE EASTERN PARCEL WILL REQUIRE A MINIMUM 150 FEET MINIMUM FULL LENGTH STORAGE AND DRIVEWAY THROAT. THIS DRIVEWAY MUST ALSO BE DESIGNED WITH SEPARATE WESTBOUND LEFT–TURN AND RIGHT–TURN LANES.
4. THE ENTRY DRIVE INTO THE WESTERN PARCEL WILL REQUIRED A MINIMUM 100 FEET OF DRIVEWAY THROAT LENGTH TO ANY FUTURE INTERNAL DRIVEWAY ACCESS POINTS FROM TOWN OWNED PARCELS.
5. AT A THRESHOLD DETERMINED BY A TOWN COMMISSIONED TRAFFIC STUDY, A NORTHBOUND RIGHT TURN LANE INTO THE SITE WILL BE REQUIRED WITH 100 FEET OF FULL STORAGE AND FULL TAPER.
6. AT A THRESHOLD DETERMINED BY A TOWN COMMISSIONED TRAFFIC STUDY, A RIGHT TURN LANE EXTENSION FROM WESTBOUND EUBANKS ROAD ONTO NORTHBOUND MILL HOUSE ROAD, AND/OR A SIGNAL TIMING CHANGE AT THAT LOCATION, MAY BE REQUIRED.
7. THE OWNER WILL WORK WITH CHAPEL HILL TRANSIT AT THE TIME OF FINAL PLAN SUBMITTAL AND DETERMINE THE NEED FOR A BUS STOP AT THAT TIME. THE ZONING COMPLIANCE PERMIT APPLICATION IS TO BE DISTRIBUTED TO NICK PITTMAN.

## ARCHITECTURAL COMMITMENTS

1. BUILDINGS NEAR THE RIGHT OF WAY
2. EXTERIOR ARCHITECTURE ON UPPER FLOORS USED FOR SELF STORAGE WILL BE THE SAME AS EXTERIOR ARCHITECTURE ON UPPER FLOORS WITH OTHER USES.
3. EXTERIOR MATERIALS WILL BE A MIX OF BRICK, ARCHITECTURAL BLOCK, FIBER CEMENT PANELING, AND GLASS.

3 DP-3 DEVELOPMENT COMMITMENTS


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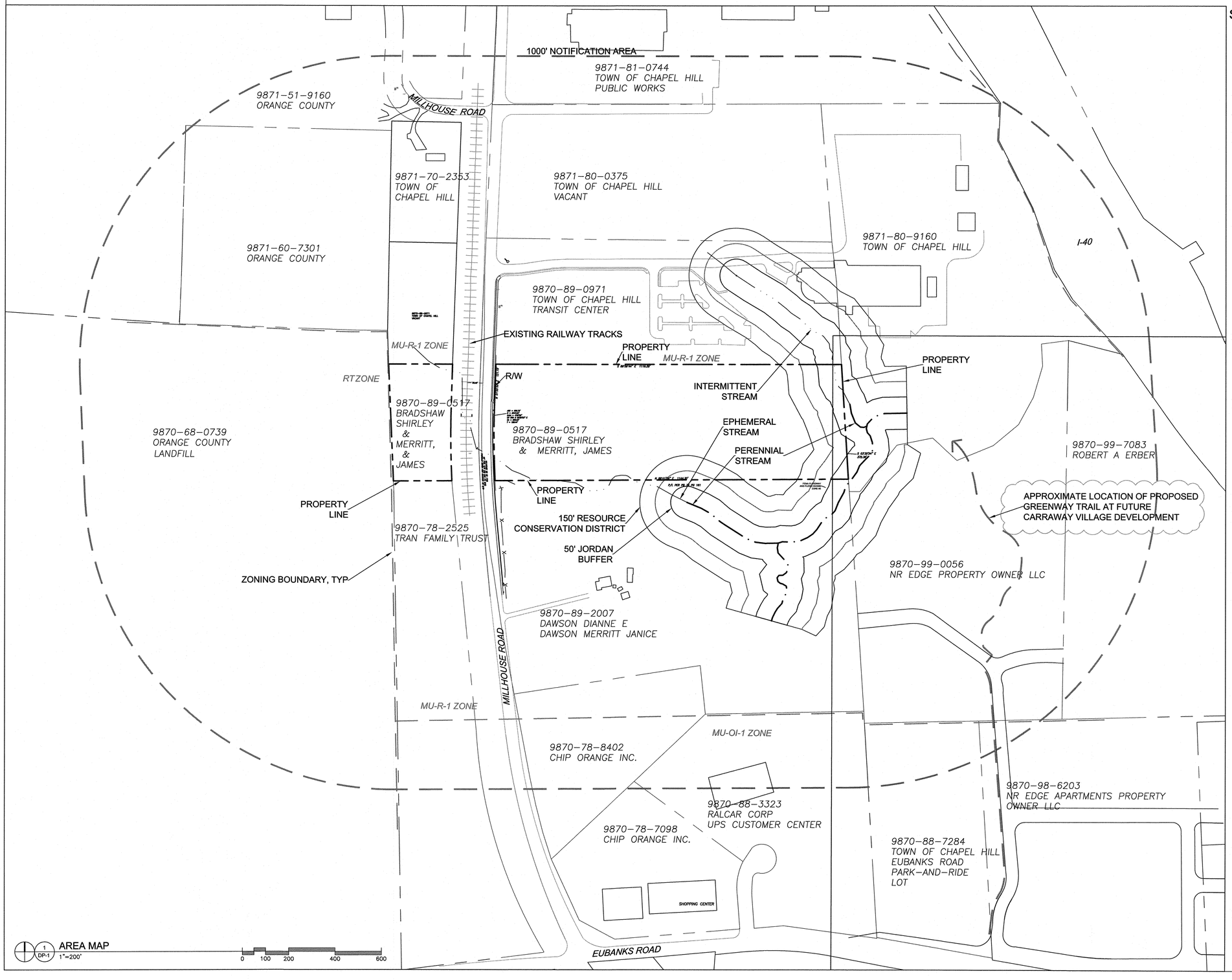
Sheet Title
REZONING PLAN

Sheet Number
DP-3

# CAROLINA FLEX PARK 7000 / 7001 MILLHOUSE ROAD, CHAPEL HILL, NC 27517

## ZONING ATLAS AMENDMENT

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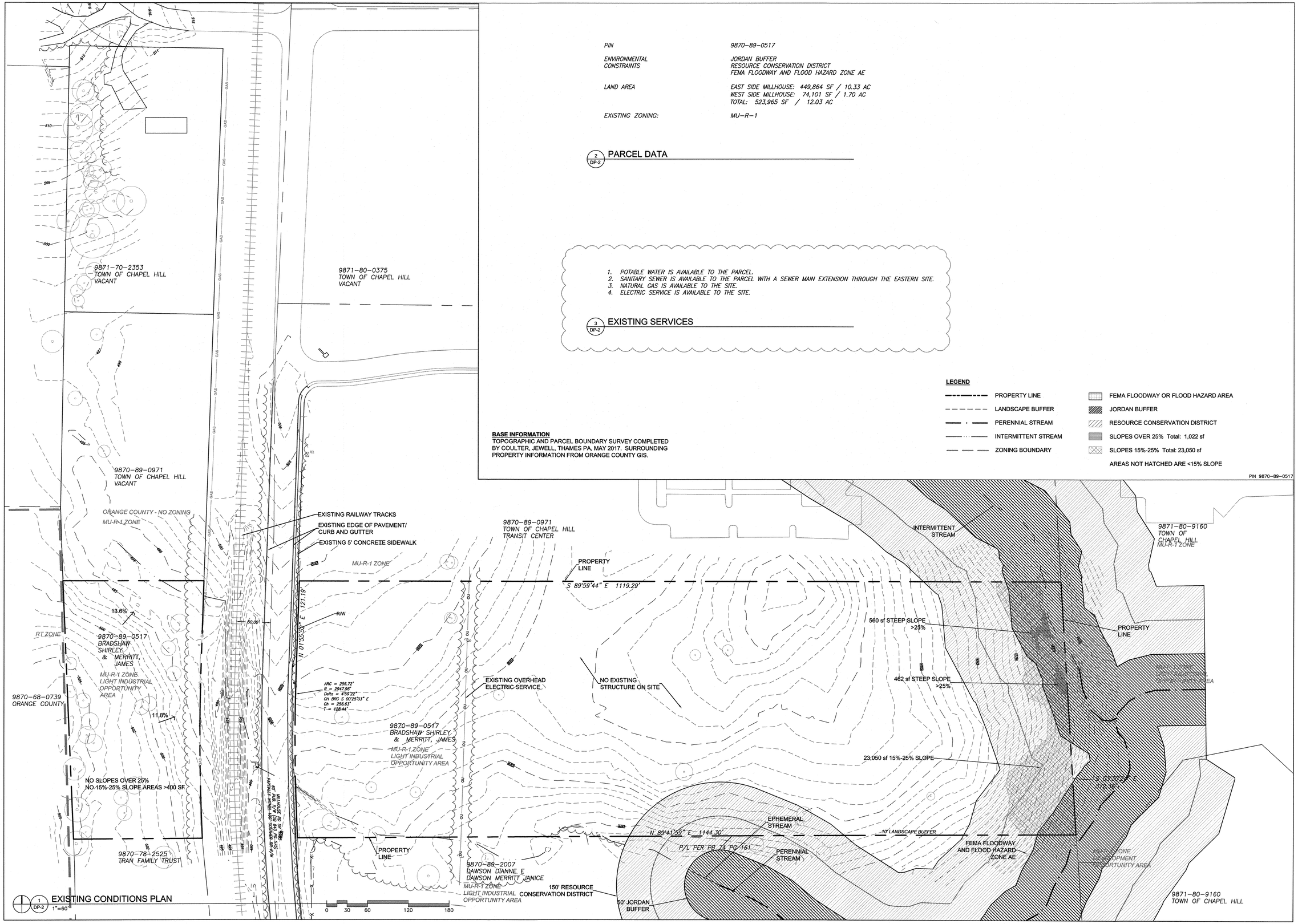


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