



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](mailto: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): 9880-24-7453

Date: 3 Oct 2017

## Section A: Project Information

Project Name: SECU Charterwood Branch

Property Address: 1575, 1577, 1579 & 1641 Martin Luther King Jr. Blvd. Zip Code: 27516

Use Groups (A, B, and/or C): C Existing Zoning District: MU-V arterial & R-2

Project Description: Construction of a new credit union branch with parking and other site amenities.

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

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

Name: George J. Retschle – PE, President – Ballentine Associates

Address: 221 Providence Road

City: Chapel Hill State: NC Zip Code: 27514

Phone: (919) 929-0481 Email: georger@bapa.eng.pro

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:  Date: 4 Oct 17

### Owner/Contract Purchaser Information:

Owner

Contract Purchaser

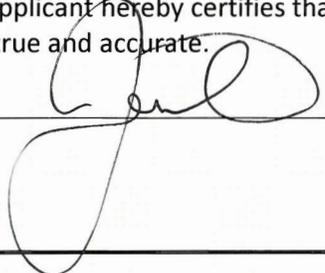
Name: State Employees' Credit Union – Jamie Applequist, Exec. VP, Branch Operations

Address: 119 N. Salisbury Street

City: Raleigh State: NC Zip Code: 27603

Phone: (800) 438-1104 Email: Jamie.Applequist@ncsecu.org

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:  Date: 10-4-17



## Concept Plan Overview

Site Description	
Project Name	<b>SECU Charterwood Branch</b>
Address	<b>1575, 1577, 1579 &amp; 1641 Martin Luther King Jr. Blvd.</b>
Property Description	<b>MLK Jr. Blvd. frontage, mostly wooded, several ex. barns &amp; houses.</b>
Existing Land Use	Single-family & vacant
Proposed Land Use	Credit Union & drive-up ATM
Orange County Parcel Identifier Numbers	<b>9880-24-7453</b>
Existing Zoning	MU-V arterial & R-2
Proposed Zoning	OI-1
Application Process	Concept – CDC / SUP & Rezoning – Town Council / Minor Subd. / ZCP
Comprehensive Plan Elements	See attached Statements of Compliance
Overlay Districts	None

## Regulatory Land Use Intensity (Per proposed OI-1)

Design/LUMO Standards		Requirement	Proposal	Status
Sec. 3.7	Use/Density	Credit Union – Permitted ATM – Permitted	Credit Union Drive-up ATM	
Sec 3.8	Net Land Area	5,000 (if 10% CSA avail.)	175,667 SF	
Sec 3.8	Gross Land Area	5,500 SF	193,234 SF	
Sec. 3.8	Dimensional Standards	Street 24' Interior 8' Solar 11'	24'+/- 80'+/- 80'+/-	
Sec. 3.8	Floor area	Max. allowed: 0.264 x GLA = 51,014 SF	9,400 SF	
Sec. 4.5.6	Modification to Regulations	62 vehicular parking allowed for credit union	70 vehicular parking spaces proposed	M
Sec. 5.5	Recreation Space	0.046 x 9,400 = 432	432 SF or PIL	



## Site Design

	Design/LUMO Standards		Requirement	Proposal	Status
Landscape	Sec. 5.6	East	30' D Buffer	30' D & alternate D	M
	Sec. 5.6	North	20' C Buffer	20' C Buffer	✓
	Sec. 5.6	South	20' C Buffer	20' C Buffer	✓
	Sec. 5.6	West	20' C Buffer	20' C Buffer + Consent Order Buffer	✓
	Sec. 5.7	Tree Canopy	30%	>30%	✓
	Sec. 5.11	Lighting Plan (footcandles)	Max. 0.3 FC to offsite	Max. 0.3 FC to offsite	✓
Environment	Sec. 3.6	Resource Conservation District	N/A	N/A	N/A
	Sec. 5.18	Jordan Riparian Buffer	N/A	N/A	N/A
	Sec. 5.3.2	Steep Slopes	>4:1 slopes @ ex. SCM / dry pond	New SCM w/ZCP, no other steep slope impacts	✓
	Sec. 5.4	Stormwater Management	Meet LUMO 5.4.6 criteria	Meet LUMO 5.4.6 criteria	✓
		Land Disturbance	Minimize ephemeral stream disturbance	Minimize ephemeral stream disturbance	✓
	Sec. 5.4	Impervious Surface	Max. = 0.70 x GLA = 135,264 SF	53,540 SF +/-	✓
	Sec. 5.13	Solid Waste & Recycling	Orange Co. or private	Orange Co. or private	✓
Housing	Sec. 3.10	Affordable Housing Inclusionary Zoning Zoning Policy	N/A	N/A	N/A



Design/LUMO Standards		Requirement	Proposal	Status	
Access & Circulation	Sec. 5.8	Street Standards	N/A	N/A	
	Sec. 5.8	Vehicular Access	Meet LUMO 5.8 & design manual	Via. ex. driveway	
	Sec. 5.8	Bicycle Improvements	Meet LUMO 5.8 & design manual	Via. ex. driveway	
	Sec. 5.8	Pedestrian Improvements	Meet LUMO 5.8 & design manual	2 connections to right-of-way sidewalk	
	Sec. 5.8	Distance from bus stop		550' +/- to south 500' +/- to north	
	Sec. 5.8	Transit Improvements	N/A	N/A	
	Sec. 5.9	Vehicular Parking Spaces	37 min. 62 max.	70	M
	Sec. 5.9	Bicycle Parking Spaces	8	8	
	Sec. 5.9	Parking Lot Standards	Meet LUMO 5.9 & design manual	Meet LUMO 5.9 & design manual	
Other		Homeowners Association	N/A	N/A	
	Sec. 5.5	Recreation Space	432 SF or PIL	432 SF or PIL	
	Sec. 5.12	Utilities	OWASA, Duke, etc. available	OWAS, Duke, etc. available	
	Sec. 5.16	School Adequate Public Facilities	N/A	N/A	N/A

Symbol	Meaning	Symbol	Meaning
	Meets Standard	<b>M</b>	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](mailto:planning@townofchapelhill.org).

✓	<b>Application fee</b> ( <a href="#">refer to fee schedule</a> )	Amount Paid \$	360.00
TBD	<b>Pre-application meeting</b> – with appropriate staff		
✓	<b>Digital Files</b> - provide digital files of all plans and documents		
✓	<b>Project Fact Sheet</b>		
✓	<b>Statement of Compliance with Design Guidelines</b> (2 copies)		
✓	<b>Statement of Compliance with Comprehensive Plan</b> (2 copies)		
N/A	<b>Affordable Housing Proposal, if applicable</b> (Rezoning Policy or Inclusionary Ordinance)		
✓	<b>Mailing list of owners of property within 1,000 feet perimeter of subject property</b> ( <a href="#">see GIS notification tool</a> )		
✓	<b>Mailing fee for above mailing list</b>	Amount Paid \$	150.40
✓	<b>Developer’s Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:</b>		
	<ul style="list-style-type: none"> <li>• Natural features of site</li> <li>• Access, circulation, and mitigation of traffic impacts</li> <li>• Arrangement and orientation of buildings</li> <li>• Natural vegetation and landscaping</li> <li>• Impact on neighboring properties</li> <li>• Erosion, sedimentation, and stormwater</li> </ul>		
✓	<b>Resource Conservation District, Floodplain, &amp; Jordan Buffers Determination</b> - necessary for all submittals		
✓	<b>Reduced Site Plan Set (reduced to 8.5"x11")</b>		

## 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