



Coulter Jewell Thames, PA

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Planning for the Future

November 30, 2017

Ms Kay Pearlstein
Town of Chapel Hill Planning Department
405 Martin Luther King Jr Blvd
Chapel Hill, NC 27514

RE: SPECIAL USE PERMIT APPLICATION – PROJECT NARRATIVE
11SIXTY5 WEAVER DAIRY ROAD

Kay:

Enclosed is the Special Use Permit application for the 11SIXTY5 Weaver Dairy Road commercial project.

The proposed development is located on the south side of Weaver Dairy Road east of Martin Luther King Jr Blvd between Timberlyne Shopping Center and the recently completed Weaver Crossing. The site formerly housed a small Montessori school which was closed a few years ago and the building demolished in 2016. There are a few improvements remaining on site – a circular drive, some gravel parking, a well, and some playground areas. These items will all be demolished.

The proposed project is to be a 48,624 sf 3 story structure with retail on the main floor facing the street, and office / business space in the remainder of the building. There will be a part to the structure, a parking deck containing 225 parking spaces in three covered levels and one rooftop open level. This deck will be attached to and located behind the building, with vehicular access from Weaver Dairy Road and also from the adjacent Weaver Crossing site. A few surface parking spaces will be accommodated in the entry drive, reserved for short term retail visitors. Bicycle parking will be provided near the street plaza with the majority of bike parking accommodated in the covered parking deck near the elevators.

Stormwater mitigation for increased impervious will be contained in and underground facility under the parking deck. All tree coverage requirements will be provided by new plantings on site. A full landscape buffer will be provided on the south property line. The applicant is requesting buffer modifications on the other three sides. The east landscape buffer will be the required width but without tall canopy trees

as it is located near overhead electrical lines. That buffer will also be located approximately 25'-35' from the property line and at an elevation of the parking deck. The plant material acceptable to Duke Energy is smaller narrow shrubs and smaller understory trees at the outer edge of their easement and away from the wires. This configuration also leaves them the flatter lower area under the wires to be able to drive their maintenance equipment along the easement. The western landscape buffer will contain two thirds of the required plant material in an area that in places is up to 4' narrower than required. The adjacent project, Weaver Crossing, has already planted buffer on their side and their plant material is shown on our plans. The street landscape buffer is being provided at the required width, but with fewer plantings to accommodate hardscape in a more interactive plaza area to be used by both tenants and the general public. There are many utilities coming into the project from Weaver Dairy Road, as well as the vehicular access and the almost 30' wide electric easement, greatly reducing the area we have for planting trees. We propose this buffer to have 50% of required trees, and all the required shrubs.

The Town commissioned a TIS which is included in this application. It was completed in June 2015 and revised in June 2017.

The project has gone through the Town's Concept Plan review process three times. It was presented to the Community Design Commission on the 27 May 2015 as two buildings with surface parking in a fairly suburban style layout. Response from the CDC at that time was basically that they would like to see a more urban type layout with pedestrian interaction opportunities between Weaver Dairy Road and the entry. The second concept was presented 27 October 2015 as a multi story secure self storage facility with retail on the ground floor facing the street. This use was questionable to the CDC and the Council, as they indicated a preference for self storage uses to be located in a less visible site. But that layout set the multi story building close to the street with an opportunity for a streetside plaza and without a lot of surface parking which was praised by the two groups. The third concept presented to the CDC 27 September 2016 and Council on 17 October 2016 was more acceptable and is the concept being presented in this application. It included an office / commercial / retail type building set close to the street with a parking deck behind and vehicular connectivity to the adjacent recently completed Weaver Crossing development to the west, as well as a pedestrian space at the street.

Sincerely,
Coulter Jewell Thames, PA
Wendi Ramsden RLA



cc. Mike Slomiany, Pete Slomiany, - Owners
Andy King, Scott LaPorte – Architects, MHA Works



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Town of Chapel Hill Planning Department
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RE: ZONING ATLAS AMENDMENT APPLICATION – PROJECT NARRATIVE
11SIXTY5 WEAVER DAIRY ROAD

Kay:

Enclosed is the Zoning Atlas Amendment application for the 11SIXTY5 Weaver Dairy Road commercial project.

The proposed development is located on the south side of Weaver Dairy Road east of Martin Luther King Jr Blvd between Timberlyne Shopping Center and the recently completed Weaver Crossing. The site formerly housed a small Montessori school which was closed a few years ago and the building demolished in 2016. There are a few improvements remaining on site – a circular drive, some gravel parking, a well, and some playground areas. These items will all be demolished.

The proposed project is to be a 48,624 sf 3 story structure with retail on the main floor facing the street, and the remainder of the building available for office and general business use. There will be an attached parking deck structure containing 225 parking spaces in three covered levels and one rooftop open level. This deck will be attached to and located behind the building, with vehicular access from Weaver Dairy Road and also from the adjacent Weaver Crossing site. A few surface parking spaces will be accommodated in the entry drive, reserved for short term retail visitors. Bicycle parking will be provided near the street plaza with the majority of bike parking accommodated in the covered parking deck near the elevators.

The rezoning is being requested to allow for a higher density of development than would otherwise be available on this site with an allowable FAR up to .566. During multiple presentations to the Community Design Commission and to Town Council during 2015 and 2016 the project received strong approval for a high density development at this gateway location. Additionally, the Town commissioned a TIS which was completed in June 2015 and revised in June 2017. This study supported the amount of traffic that would be generated by a larger project at this location and did not find local streets and intersections to fall below acceptable levels of service.

There is a concurrent SUP application associated with this rezoning application.

Sincerely,

Coulter Jewell Thames, PA

Wendi Ramsden RLA

A handwritten signature in blue ink that reads "Wendi Ramsden". The signature is written in a cursive style with a long horizontal flourish at the end.

cc. Mike Slomiany, Pete Slomiany, - Owners
Andy King, Scott LaPorte – Architects, MHA Works