



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9799481814 & 9799480252

Date: 4/26/2018

Section A: Project Information

Project Name: 101 - 111 Erwin Road Mixed Use

Property Address: 101 & 111 Erwin Road

Zip Code: 27514

Use Groups (A, B, and/or C): A & B

Existing Zoning District: R-2 & R-3C

Project Description: New Multi-Family Residential – 140± Dwellings – 15% Affordable per Town Council Policy

Existing Residence Inn Hotel [108 Suites], Office [1,500 SF], and Residential [4 Dwelling Units]

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

Applicant Information (to whom correspondence will be mailed)

Name: Scott Radway, Radway Design LLC– Consultant to Contract Owner.

Address: 2627 Meacham Road

City: Chapel Hill

State: NC

Zip Code: 27516

Phone: 919-880-5579

Email: scott@radwaydesign.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 Radway

Date: 4-20-2018

Owner/Contract Purchaser Information:

Owner

Contract Purchaser

Name: Doyle Parrish, Summit Hospitality LLC

Address: 3141 John Humphries Wynd, #200

City: Raleigh

State: NC

Zip Code: 27612

Phone: 919-787-5100

Email: _____

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: Doyle Parrish

Date: 4.22.2018



Concept Plan Overview

Site Description	
Project Name	111 Erwin Rd. Residences Residence Inn of Chapel Hill [101 Erwin Road]
Address	101-111 Erwin Road
Property Description	17.8 Acres (12.3 Acre Existing Hotel Site – 5.5 Acre Vacant Property)
Existing Land Use	17.8 Acres (12.3 Acre Existing Hotel Site – 5.5 Acre Vacant Property)
Proposed Land Use	10.3 Acres – Hotel, Office, Residential 7.5 Acres – Residential
Orange County Parcel Identifier Numbers	9799-48-1814 & 9799-48-0252
Existing Zoning	R-2 Vacant Property R-3C - Hotel/Mixed Use Site
Proposed Zoning	<i>MU-V Collector [Or Conditional Use, a New District adopted by Town Council]</i>
Application Process	Rezoning and Special Use Permit
Comprehensive Plan Elements	A Place for Everyone, Community Prosperity, Getting Around, Good Places – New Spaces, Nurturing Our Community
Overlay Districts	RCD is located only on the Residence Inn Property

Regulatory Land Use Intensity

Design/LUMO Standards		Requirement	Proposal	Status
Sec. 3.7	Use/Density	Max. # DU – 267 Max. Floor Area – 340,000	140-160 DU 300,000 SF	
Sec 3.8	Net Land Area	5,000 SF Minimum	16.2 Acres 705,672 SF	
Sec 3.8	Gross Land Area	5,500 SF Minimum	17.8 Acres 776,239 SF	
Sec. 3.8	Dimensional Standards	Street 0 feet Interior 0 feet Solar 20 feet	Street 50 Feet Interior 60 Feet Solar 30 Feet	
Sec. 3.8	Floor area	Maximum Permitted 340,000 SF	300,000 SF	
Sec. 4.5.6	Modification to Regulations		None Anticipated at this Time	
Sec. 5.5	Recreation Space	15,094 SF - .046% of Res PIL for 25% @ \$12/SF	11,320 SF On-Site \$45,280 PIL	



Site Design

	Design/LUMO Standards		Requirement	Proposal	Status
Landscape	Sec. 5.6	East – Class D	20' – 30'	Hotel 50' Residential 25'	✓
	Sec. 5.6	North – Class B	10'	20'	✓
	Sec. 5.6	South	20'	50'	✓
	Sec. 5.6	West – Class B	10'	60 – 100'	✓
	Sec. 5.7	Tree Canopy	Min. 30% Residential Min. 30% Hotel	Greater than 30% for Each Use	✓
	Sec. 5.11	Lighting Plan (footcandles)		Will Meet Town Standards	✓
Environment	Sec. 3.6	Resource Conservation District	Stream on Hotel Site	98,329 SF	✓
	Sec. 5.18	Jordan Riparian Buffer	Not Applicable	Not Applicable	✓
	Sec. 5.3.2	Steep Slopes	Limited Amount	See Concept Plan Existing Conditions	✓
	Sec. 5.4	Stormwater Management	YES	See Concept Plan	✓
		Land Disturbance		Not Yet Determined	✓
	Sec. 5.4	Impervious Surface	70% Maximum 543,367 SF Max	30% of Site 232,872 SF	✓
	Sec. 5.13	Solid Waste & Recycling	On site bulk collection facilities	See Concept Plan	✓
Housing		Affordable Housing Proposal, if applicable	15% of Total DU 140 – 160 DU	21 – 24 Affordable DU	✓



Design/LUMO Standards		Requirement	Proposal	Status	
Access & Circulation	Sec. 5.8	Street Standards	TOCH and NCDOT	Improvements to Erwin Road	
	Sec. 5.8	Vehicular Access	Private Drives	Entrances to/from Erwin Road	
	Sec. 5.8	Bicycle Improvements	Yes	Add Bike Lane to Erwin Road	
	Sec. 5.8	Pedestrian Improvements	Yes – Sidewalk along Erwin Road	Add Sidewalk to Erwin Road	
	Sec. 5.8	Distance from bus stop	-	350' to North Adjacent to South	
	Sec. 5.8	Transit Improvements	-	Not Applicable	
	Sec. 5.9	Vehicular Parking Spaces	Not Yet Determined by DU Count	220± Res. Parking Existing Parking Hotel	
	Sec. 5.9	Bicycle Parking Spaces	35±	35± New Residential	
	Sec. 5.9	Parking Lot Standards	YES	Designed to Town Standards	
Other		Homeowners Association		-	UNK
	Sec. 5.5	Recreation Space	.046% Residential Site Area	11,320 SF & \$45,280 PIL	
	Sec. 5.12	Utilities		OWASA SS & Water	
	Sec. 5.16	School Adequate Public Facilities		N/A	N/A

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.

✓	Application fee (refer to fee schedule)	Amount Paid \$	360.00
✓	Pre-application meeting – with appropriate staff		
✓	Digital Files - provide digital files of all plans and documents		
✓	Project Fact Sheet		
✓	Statement of Compliance with Design Guidelines (2 copies)		
✓	Statement of Compliance with Comprehensive Plan (2 copies)		
✓	Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)		
✓	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
✓	Mailing fee for above mailing list	Amount Paid \$	277.60
✓	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 		
✓	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals		
✓	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