



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9890065926, 9880967441, 9890060413, 9890063350, 9890066312, & 9890160437 Date: 25 Sep 2018

Section A: Project Information

Project Name: Habitat/Carol Woods Community
Property Address: 7516 Sunrise Road Chapel Hill, NC Zip Code: 27514
Use Groups (A, B, and/or C): A & B Existing Zoning District: TBD
Project Description: 223 dwelling unit residential project on 33.8 acres with amenities and a small café. Project will include 95 affordable housing units, assisted living facilities, and a variety of market rate duplexes and apartments.

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

Applicant Information (to whom correspondence will be mailed)

Name: George J. Retschle – Ballentine Associates PA
Address: 221 Providence Rd
City: Chapel Hill State: NC Zip Code: 27514
Phone: (919) 489-4789 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: 21 Sep 18

Owner/Contract Purchaser Information:

Owner **Contract Purchaser**

Name: Habitat for Humanity Orange County
Address: 88 Vilcom Center Dr Suite L110
City: Chapel Hill State: NC Zip Code: 27514
Phone: (919) 932-7077 Email: Slevy@orangehabitat.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: 9-24-2018



Concept Plan Overview

Site Description	
Project Name	Habitat/Carol Woods Community
Address	7516 Sunrise Road Chapel Hill, Nc 27514
Property Description	+/-33.8 acres, predominately vacant with 4 existing single-family homes
Existing Land Use	Single-family homes/vacant
Proposed Land Use	Assisted living facilities, single-family homes/duplexes, multi-family homes
Orange County Parcel Identifier Numbers	9890065926, 9890160437, 9890066312, 9890063350, 9890060413, 9880967441
Existing Zoning	R-2
Proposed Zoning	TBD
Application Process	SUP/Rezoning
Comprehensive Plan Elements	PFE, NOC
Overlay Districts	Resource Conservation District

Regulatory Land Use Intensity

Design/LUMO Standards	Requirement	Proposal	Status
Sec. 3.7	Use/Density	Adult day care facility, single family, duplex, multifamily/6.5 DU/acre	
Sec 3.8	Net Land Area	33.8 acres	
Sec 3.8	Gross Land Area	34.2 acres	
Sec. 3.8	Dimensional Standards	Street TBD Interior TBD Solar TBD	
Sec. 3.8	Floor area	TBD	
Sec. 4.5.6	Modification to Regulations	TBD	N/A
Sec. 5.5	Recreation Space	TBD	



Site Design

Design/LUMO Standards		Requirement	Proposal	Status
Landscape	Sec. 5.6	East	20 feet	TBD
	Sec. 5.6	North West/East	20/100 feet	TBD
	Sec. 5.6	South	20 feet	90 feet
	Sec. 5.6	West	20 feet	TBD
	Sec. 5.7	Tree Canopy	40%	TBD
	Sec. 5.11	Lighting Plan (footcandles)		
Environment	Sec. 3.6	Resource Conservation District		
	Sec. 5.18	Jordan Riparian Buffer		
	Sec. 5.3.2	Steep Slopes		
	Sec. 5.4	Stormwater Management		
		Land Disturbance		
	Sec. 5.4	Impervious Surface		
	Sec. 5.13	Solid Waste & Recycling		
Housing		Affordable Housing Proposal, if applicable		



Design/LUMO Standards		Requirement	Proposal	Status
Access & Circulation	Sec. 5.8	Street Standards		
	Sec. 5.8	Vehicular Access		
	Sec. 5.8	Bicycle Improvements		
	Sec. 5.8	Pedestrian Improvements		
	Sec. 5.8	Distance from bus stop		
	Sec. 5.8	Transit Improvements		
	Sec. 5.9	Vehicular Parking Spaces		
	Sec. 5.9	Bicycle Parking Spaces		
	Sec. 5.9	Parking Lot Standards		
Other		Homeowners Association		
	Sec. 5.5	Recreation Space		
	Sec. 5.12	Utilities		
	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.

✓	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 \$	80.00
✓	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