



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9799-58-6643

Date: 2/22/19

Section A: Project Information

Project Name: 1751 Dobbins Drive Office Building

Property Address: 1751 Dobbins Drive, Chapel Hill, NC

Zip Code: 27514

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

Existing Zoning District: R-4

Project Description: Rezone the parcel from R-4 to OI-2-C (with conditional uses) to develop the site into a low-rise commercial office building

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

Applicant Information (to whom correspondence will be mailed)

Name: Miho Elliott, Shaw Design Associates

Address: 180 Providence Road, Suite #8

City: Chapel Hill

State: NC

Zip Code: 27514

Phone: 919-493-0528

Email: miho@shawdesign.us

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: *Miho D. Elliott*

Date: 2/22/19

Owner/Contract Purchaser Information:

Owner

Contract Purchaser

Name: James R. and Melissa A. Miller, LLC

Address: 15006 Barnhardt Ct.

City: Chapel Hill

State: NC

Zip Code: 27517

Phone: 919-929-2495

Email: jmiller@woodwardadvisors.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: *JR*

Date: 2/23/19



Concept Plan Overview

Site Description	
Project Name	1751 Dobbins Drive Office Building
Address	1751 Dobbins Drive, Chapel Hill, NC
Property Description	Isolated existing single-family residence surrounded by apartments and office buildings with vehicular access to the DOT 15-501 Right of Way on Dobbins Road
Existing Land Use	Single Family Residence
Proposed Land Use	Office building
Orange County Parcel Identifier Numbers	9799-58-6643
Existing Zoning	R-4
Proposed Zoning	OI-2-C
Application Process	Conditional Zoning
Comprehensive Plan Elements	Area 5: North 15-501 – Considerations - Redevelopment opportunity Area 5 Actions #13. Focus additional efforts, in partnership with property owners in the areas, to identify sections to rezone...
Overlay Districts	N/A

Regulatory Land Use Intensity

Design/LUMO Standards		Requirement	Proposal	Status
Sec. 3.7	Use/Density	R-4 -- 10/Acre Max OI-2 -- 15	N/A	
Sec 3.8	Net Land Area	19,793 sq. ft	19,793 sq. ft.	
Sec 3.8	Gross Land Area	21,772 sq. ft	21,772 sq. ft	
Sec. 3.8	Dimensional Standards	Street: R4 – 22’ Interior: R4 – 8’ Solar: R4 - 9’	Street: OI-2-C – 14’ Interior: OI-2 – 8’ Solar: OI-2 – 9’	
Sec. 3.8	Floor area	R-4: 0.230	OI-2 = 0.264	
Sec. 4.5.6	Modification to Regulations	REZONING/SUP	Conditional Zoning/Special Use Permit	
Sec. 5.5	Recreation Space	N/A	N/A	



Site Design

	Design/LUMO Standards		Requirement	Proposal	Status
Landscape	Sec. 5.6	East: OI-2	Type B Buffer	8' W Type B Buffer	
	Sec. 5.6	North: R4	Type C Buffer	Type C Buffer	
	Sec. 5.6	South: Dobbins Dr.	Type C Buffer	Type B Internal Buffer	
	Sec. 5.6	West: Private Street	Type C Buffer	No buffer – Parking within if possible	
	Sec. 5.7	Tree Canopy	30%	Keep as much of existing as possible	
	Sec. 5.11	Lighting Plan (footcandles)			
Environment	Sec. 3.6	Resource Conservation District	N/A	N/A	
	Sec. 5.18	Jordan Riparian Buffer	N/A	N/A	
	Sec. 5.3.2	Steep Slopes	N/A	N/A	
	Sec. 5.4	Stormwater Management		Will comply	
		Land Disturbance		Will comply	
	Sec. 5.4	Impervious Surface		Will comply	
	Sec. 5.13	Solid Waste & Recycling	Non-Existent	Will comply – Roll out bins per Town	
Housing		Affordable Housing Proposal, if applicable	N/A	Donation of existing residential single family home to Affordable Housing	



Design/LUMO Standards		Requirement	Proposal	Status	
Access & Circulation	Sec. 5.8	Street Standards	N/A	No new streets are being proposed	
	Sec. 5.8	Vehicular Access	N/A	Widen & reinforce existing drive for access to DOT/ Dobbins Road.	
	Sec. 5.8	Bicycle Improvements	None Existing	None proposed. No paths within the vicinity of this property.	
	Sec. 5.8	Pedestrian Improvements	None Existing	Extending sidewalk	
	Sec. 5.8	Distance from bus stop	Existing stop in front of Site	Dobbins Drive at Cosgrove – D Bus	Existing to remain
	Sec. 5.8	Transit Improvements	None	None Proposed	
	Sec. 5.9	Vehicular Parking Spaces	1 per 350 S.F. Min. 1 per 250 S.F. Max.	5,000 S.F./350 = 15	
	Sec. 5.9	Bicycle Parking Spaces	(4) Min. 2 additional spaces/2500 sq. ft Floor area	8 Bicycle parking	
	Sec. 5.9	Parking Lot Standards		Will comply	
Other		Homeowners Association	N/A	N/A	
	Sec. 5.5	Recreation Space	N/A	N/A	
	Sec. 5.12	Utilities		Access through dedicated water & sewer easement on private street (west side of lot) (P.B. 72-96)	
	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.

X	Application fee (refer to fee schedule)	Amount Paid \$	\$360.00
X	Pre-application meeting – with appropriate staff		
X	Digital Files - provide digital files of all plans and documents		
X	Project Fact Sheet		
X	Statement of Compliance with Design Guidelines (2 copies)		
X	Statement of Compliance with Comprehensive Plan (2 copies)		
N/A	Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)		
X	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
X	Mailing fee for above mailing list	Amount Paid \$	\$42.40
X	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 		
X	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals		
X	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