



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9788-49-9449 Date: 13 Aug 2019

Section A: Project Information

Project Name: 408 Hillsborough Street

Property Address: 408 Hillsborough St., Chapel Hill, NC Zip Code: 27514

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

Project Description: The project will include 4 decks each to be installed on an existing 10,000 SF apartment building.
The project will also modify the curb and pavement at the two entrances, restripe parking spots and add a dumpster area with retaining wall.

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: 13 Aug 2019

Owner/Contract Purchaser Information:

Owner **Contract Purchaser**

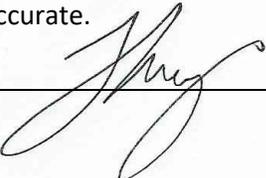
Name: 408 The Hill, LLC - Ted Kairys

Address: 721 Mt Carmel Church Rd

City: Chapel Hill State: NC Zip Code: 27517

Phone: (919) 929-5444 Email: ted@kairysproperties.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:  Date: 13 Aug 2019



Concept Plan Project Fact Sheet

Site Description	
Project Name	408 Hillsborough Street
Address	408 Hillsborough Street, Chapel Hill, NC 27514
Property Description	+/-1.37 acres, 4 existing apartment buildings
Existing Land Use	Apartment Buildings
Proposed Land Use	Apartment Buildings
Orange County Parcel Identifier Numbers	9788-49-9449
Existing Zoning	R-2
Proposed Zoning	OI-1 CZ
Application Process	HDC, SUP/Rezoning
Comprehensive Plan Elements	PFE, CPE, GA, GPNS, NOC, TGC
Overlay Districts	Historic Overlay District, Resource Conservation District

Topic	Requirement	Proposal	Status
Use/Density (Sec 3.7)	A / 4.0 units per acre		
Dimensional Standards (Sec. 3.8)	Street: 26' Interior: 11' Solar: 13'		
Floor area (Sec. 3.8)	0.93		
Modifications to Regulations (Sec. 4.5.6)			
Adequate Public Schools (Sec. 5.16)			
Inclusionary Zoning (Sec. 3.10)			
Landscape			
Buffer – North (Sec. 5.6.2)	15' External, 10' Internal		
Buffer – East (Sec. 5.6.2)	15' External, 10' Internal		
Buffer – South (Sec. 5.6.2)	15' External, 10' Internal		
Buffer - West	20' External		



(Sec. 5.6.2)			
Tree Canopy (Sec. 5.7)	30%		
Landscape Standards (Sec. 5.9.6)			
Environment			
Resource Conservation District (Sec. 3.6)			
Erosion Control (Sec. 5.3.1)			
Steep Slopes (Sec. 5.3.2)			
Stormwater Management (Sec. 5.4)			
Land Disturbance			
Impervious Surface (Sec. 3.8)	0.50(GLA) = 0.76 acres		
Solid Waste & Recycling			
Jordan Riparian Buffer (Sec. 5.18)			
Access and Circulation			
Road Improvements (Sec. 5.8)			
Vehicular Access (Sec. 5.8)			
Bicycle Improvements (Sec. 5.8)			
Pedestrian Improvements (Sec. 5.8)			
Traffic Impact Analysis (Sec. 5.9)			
Vehicular Parking (Sec. 5.9)	1.4/Unit (Min) 1.75/Unit (Max)		
Transit (Sec. 5.8)			
Bicycle Parking (Sec. 5.9)			
Parking Lot Standards (Sec. 5.9)			
Technical			



Fire			
Site Improvements			
Schools Adequate Public Facilities (Sec. 5.16)			
Recreation Area (Sec. 5.5)	(0.025 X GLA) = 1,645 SF		
Lighting Plan (Sec. 5.11)			
Homeowners Association (Sec. 4.6)			

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 \$	380.00
✓	Pre-application meeting – with appropriate staff		
✓	Digital Files - provide digital files of all plans and documents		
✓	Concept Project Fact Sheet		
✓	Statement of Compliance with Design Guidelines (1 copies)		
✓	Statement of Compliance with Comprehensive Plan (1 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 \$	226.00
✓	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 (1 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