



Concept Plans are intended to be an opportunity for the Town Council and some Boards and Commissions, and the community to review and consider major development proposals and their potential benefits and impacts. Applicants propose a Concept Plan with the expectation of receiving feedback on their development idea.

The following are questions that the Council may ask of an applicant during the discussion of a Concept Plan. The attached application addresses the topics below. Please contact our staff if you have any questions or if we can provide additional information ([planning@townofchapelhill.org](mailto:planning@townofchapelhill.org))

1. Would this project demonstrate compliance with the Comprehensive Plan?
  - a. Compliance with:
    - Small Area Plan
    - Overlay Zone / NCD
    - Study Area:
    - Land Use Plan
2. Would the proposed project comply with the Land Use map?
3. Would the proposed project require a rezoning?
4. What is the proposed zoning district?
5. Would the proposed project require modifications to the existing regulations?
6. If there is a residential component to the project, does the applicant propose to address affordable housing?
  - Has the applicant presented its Concept Plan to the Housing Advisory Board (this is a voluntary step in the process)?
  - Has the applicant met with appropriate Town staff to discuss affordable housing policy, expectations and options?
  - Is the project for ownership or rental?
7. Are there existing conditions that impact the site design (i.e. environmental features such as RCD, slopes, erosion and sedimentation, retention of trees and tree stands, stormwater drainage patterns, significant views into and out of the site)
8. Has the applicant addressed traffic impacts? Traffic and circulation issues?
9. How is the application compatible with the surrounding neighborhood and/or district?
10. Has the applicant discussed the project with adjacent neighbors?



# CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9788150842

Date: 2/25/2020

## Section A: Project Information

Project Name: Franklin Street Hotel

Property Address: 505 W Franklin St

Zip Code: 27516

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

Existing Zoning District: TC-2

Project Description: 140-180 key select-service hotel with above grade, enclosed parking

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

### Applicant Information (to whom correspondence will be mailed)

Name: Chase Zadnik

Address: 4601 Frey Street, Suite 400

City: Madison

State: WI

Zip Code: 53705

Phone: 608.662.8430

Email: zadnik@raymondteam.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: *Chase Zadnik*

Date: 2/25/20

### Owner/Contract Purchaser Information:

Owner

Contract Purchaser

Name: Chapel Hill Downtown Lodging Associates, LLC

Address: 4601 Frey Street, Suite 400

City: Madison

State: WI

Zip Code: 53705

Phone: 608.662.8430

Email: zadnik@raymondteam.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: *Chase Zadnik*

Date: 2/25/20



## Concept Plan Project Fact Sheet

### Site Description

<b>Project Name</b>	
<b>Address</b>	505 W. Franklin Street
<b>Property Description</b>	1 lot at SE corner of W. Franklin St. and S. Graham St.
<b>Existing Land Use</b>	Manufacturing, office, surface parking
<b>Proposed Land Use</b>	Hotel
<b>Orange County Parcel Identifier Numbers</b>	9788150842
<b>Existing Zoning</b>	TC-2
<b>Proposed Zoning</b>	SUP
<b>Application Process</b>	Concept Plan
<b>Comprehensive Plan Elements</b>	
<b>Overlay Districts</b>	None

Topic	Requirement	Proposal	Status
<b>Use/Density</b> (Sec 3.7)	Hotel Permitted	Hotel	✓
<b>Dimensional Standards</b> (Sec. 3.8)	12' frontage 15' width	100' frontage	✓
<b>Floor area</b> (Sec. 3.8)	1.97		
<b>Modifications to Regulations</b> (Sec. 4.5.6)			M
<b>Adequate Public Schools</b> (Sec. 5.16)	N/A		N/A
<b>Inclusionary Zoning</b> (Sec. 3.10)	N/A		N/A
<b>Landscape</b>			
<b>Buffer - North</b> (Sec. 5.6.2)	B-10'	TBD	
<b>Buffer - East</b> (Sec. 5.6.2)	B-10'	TBD	
<b>Buffer - South</b> (Sec. 5.6.2)	C-20'	TBD	
<b>Buffer - West</b> (Sec. 5.6.2)	B-10'	TBD	



<b>Tree Canopy</b> (Sec. 5.7)	0 in TC zones	0	✓
<b>Landscape Standards</b> (Sec. 5.9.6)		Buffer modifications	M
<b>Environment</b>			
<b>Resource Conservation District</b> (Sec. 3.6)	N/A		N/A
<b>Erosion Control</b> (Sec. 5.3.1)	Required	Determined at SUP	✓
<b>Steep Slopes</b> (Sec. 5.3.2)	N/A		N/A
<b>Stormwater Management</b> (Sec. 5.4)	Required	Determined at SUP	✓
<b>Land Disturbance</b>	Allowed	✓	✓
<b>Impervious Surface</b> (Sec. 3.8)	No limit		✓
<b>Solid Waste &amp; Recycling</b>	Required	Will meet requirements	✓
<b>Jordan Riparian Buffer</b> (Sec. 5.18)	N/A		N/A
<b>Access and Circulation</b>			
<b>Road Improvements</b> (Sec. 5.8)			
<b>Vehicular Access</b> (Sec. 5.8)		Will meet requirements	✓
<b>Bicycle Improvements</b> (Sec. 5.8)			
<b>Pedestrian Improvements</b> (Sec. 5.8)	Sidewalks	Will be provided	✓
<b>Traffic Impact Analysis</b> (Sec. 5.9)	UNK		UNK
<b>Vehicular Parking</b> (Sec. 5.9)	0-.9/key	Will meet requirements	✓
<b>Transit</b> (Sec. 5.8)			
<b>Bicycle Parking</b> (Sec. 5.9)	Required	Will meet requirements	✓
<b>Parking Lot Standards</b> (Sec. 5.9)		Will meet requirements	✓
<b>Technical</b>			



<b>Fire Site Improvements</b>	<i>Required</i>	<i>Access provided</i>	<i>✓</i>
<b>Schools Adequate Public Facilities</b> <i>(Sec. 5.16)</i>	<i>N/A</i>		<i>N/A</i>
<b>Recreation Area</b> <i>(Sec. 5.5)</i>	<i>N/A</i>		<i>N/A</i>
<b>Lighting Plan</b> <i>(Sec. 5.11)</i>	<i>Required</i>	<i>Determined at SUP</i>	<i>✓</i>
<b>Homeowners Association</b> <i>(Sec. 4.6)</i>	<i>N/A</i>		<i>N/A</i>

Symbol	Meaning	Symbol	Meaning
	Meets Standard	<b>M</b>	Modification necessary
<b>NA</b>	Not Applicable	<b>UNK</b>	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](mailto:planning@townofchapelhill.org).

x	<b>Application fee</b> ( <a href="#">refer to fee schedule</a> )	Amount Paid \$	380.00
x	<b>Pre-application meeting</b> – with appropriate staff		
x	<b>Digital Files</b> - provide digital files of all plans and documents		
x	<b>Concept Project Fact Sheet</b>		
x	<b>Statement of Compliance with Design Guidelines</b> (1 copies)		
x	<b>Statement of Compliance with Comprehensive Plan</b> (1 copies)		
n/a	<b>Affordable Housing Proposal, if applicable</b> (Rezoning Policy or Inclusionary Ordinance)		
x	<b>Mailing list of owners of property within 1,000 feet perimeter of subject property</b> ( <a href="#">see GIS notification tool</a> )		
x	<b>Mailing fee for above mailing list</b>	Amount Paid \$	359.00
x	<b>Developer's Program</b> – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:		
	<ul style="list-style-type: none"> <li>• Natural features of site</li> <li>• Access, circulation, and mitigation of traffic impacts</li> <li>• Arrangement and orientation of buildings</li> <li>• Natural vegetation and landscaping</li> <li>• Impact on neighboring properties</li> <li>• Erosion, sedimentation, and stormwater</li> </ul>		
n/a	<b>Resource Conservation District, Floodplain, &amp; Jordan Buffers Determination</b> - necessary for all submittals		
x	<b>Reduced Site Plan Set (reduced to 8.5"x11")</b>		

**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



## 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