

# TOWN OF CHAPEL HILL

## CONCEPT PLAN PROPOSAL

### Applicant Information

Name: Capital Associates (Contact: Harry Bowles)  
 Address: 1100 Crescent Green Way Ste. 115  
 City: Cary State: \_\_\_\_\_ Zip: 27511  
 Phone (Work): (919) 865-2216 FAX: (919) 233-9905 E-Mail: hbowles@casso.com

### Property Owner Information (included as attachment if more than one owner)

Name: Please See Attachment Phone \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### Development Information

Name of Development: Woodmont  
 Tax Map: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Parcel ID #: \_\_\_\_\_  
 Address/Location: Please See Attachment  
 Existing Zoning: NC/R2 New Zoning District if Rezoning Proposed OI-1 (Conditional Zoning)  
 Proposed Size of Development (Acres / Square Feet): 33.23 / 1,447,675  
 Permitted / Proposed Floor Area (Square Feet): N/A / 471,500  
 Minimum # Parking Spaces Required: 1348 #Proposed 1826  
 Proposed Number of Dwelling Units: N/A # Units per Acre N/A  
 Existing / Proposed Impervious Surface Area (Square Feet): 131,000 / 827,382  
 Is this Concept Plan subject to additional review by Town Council? Yes

The undersigned applicant hereby certifies that: a) the property owner authorizes the filing of this proposal b) authorizes on-site review by authorized staff; and c) to the best of his/her knowledge and belief, all information supplied with this proposal is true and accurate.

Signature: [Signature] Date: 11/16/05

Please submit **20 sets** of all materials, or **35 sets of all materials including reduced (8½" by 11") copies of all plans if the Concept Plan is subject to additional review by the Town Council**, no later than the first day of the month. Materials must be collated and folded to fit into a 12" x 15" envelope.

The Community Design Commission meets regularly on the third Wednesday of each month. Meetings with the Town Council will be scheduled after the Community Design Commission meeting. For confirmation of meeting dates and the placement of your request on the agenda, please call the Planning Department at (919) 968-2728.

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**TOWN OF CHAPEL HILL**  
**CONCEPT PLAN PROPOSAL**

**PROPERTY OWNER INFORMATION**

<b>NAME</b>	<b>ADDRESS</b>	<b>T.M.B.L.</b>	<b>PIN #</b>	<b>PROPERTY ADDRESS</b>
WOODMONT PROPERTIES LLC	1450 RALEIGH RD CHAPEL HILL, NC 27517	491-05-029	9798-04-92-0911	146 OLD CHAPEL HILL RD, CHAPEL HILL, NC
WOODMONT PROPERTIES LLC	1450 RALEIGH RD CHAPEL HILL, NC 27517	491-05-0029A	9798-04-92-0436	138 OLD CHAPEL HILL RD, CHAPEL HILL, NC
WOODMONT PROPERTIES LLC	1450 RALEIGH RD CHAPEL HILL, NC 27517	491-05-024	9798-04-71-8729	0 BARBEE CHAPEL RD
THELMA V. LLOYD	68 OAKWOOD DR. CHAPEL HILL, NC 27514	491-05-011	9798-04-93-2025	156 OLD CHAPEL HILL RD, CHAPEL HILL, NC
THELMA V. LLOYD	68 OAKWOOD DR. CHAPEL HILL, NC 27514	491-05-028	9798-04-92-0097	0 OLD CHAPEL HILL RD, CHAPEL HILL, NC
THELMA V. LLOYD	68 OAKWOOD DR. CHAPEL HILL, NC 27514	491-05-002	9798-04-92-4362	0 LITTLE JOHN RD CHAPEL HILL, NC
THELMA V. LLOYD	68 OAKWOOD DR. CHAPEL HILL, NC 27514	491-05-001	9798-04-92-4166	0 LITTLE JOHN RD CHAPEL HILL, NC
THELMA V. LLOYD	68 OAKWOOD DR. CHAPEL HILL, NC 27514	491-05-012	9798-04-82-6431	134 OLD CHAPEL HILL RD, CHAPEL HILL, NC
PHILLIP M SPARROW	5111 BARBEE CHAPEL RD CHAPEL HILL, NC 27514	491-05-022	9798-04-82-2051	0 BARBEE CHAPEL RD
PHILLIP M SPARROW	5111 BARBEE CHAPEL RD CHAPEL HILL, NC 27514	491-05-022A	9798-04-72-7095	0 BARBEE CHAPEL RD
ROGER L. SPARROW	5115 BARBEE CHAPEL RD CHAPEL HILL, NC 27514	491-05-023	9798-04-81-2815	5111 BARBEE CHAPEL RD

**WOODMONT  
STATEMENT OF COMPLIANCE  
16 NOV 05  
105007.00 'F'**

The concept plan submitted for “Woodmont” proposes the demolition and removal of five single family dwellings along with approximately seventeen other commercial, metal, brick and wood storage structures spread out over approximately thirty three acres. The applicant proposes to replace the current development with seven office buildings supported by a mix of surface and structured parking.

Although this site lies within Durham County, it falls under the Town of Chapel Hill's planning jurisdiction and is currently zoned NC and R-2. The applicant proposes to conditionally rezone the property to OI-1, thereby enabling the site to fill a visioned office component need for the surrounding mix of other existing uses that currently include residential, multifamily, institutional, commercial and retail. If successful, the applicant's request to conditionally rezone the property to OI-1 will enable the proposed development to comply with the rules and regulations that govern this type of low-intensity office use. The development will also provide a needed transition to the increased intensive uses that exist to the north, south and west.

**DEVELOPER'S PROGRAM  
CONCEPT PLAN REVIEW  
NOVEMBER 2005**

**WOODMONT OFFICE PARK  
STANCELL DRIVE  
CHAPEL HILL, NC (DURHAM COUNTY)**

**Introduction**

This is a request for review of a Concept Plan describing the removal of warehouse and residential structures and the development and construction of office buildings as described herein and on the accompanying plans, on approximately 33 acres located along Stancell Drive and Barbee Chapel Road. The proposed redevelopment property is located wholly in Durham County, but is in the Town of Chapel Hill Planning District. A portion of the property is currently zoned for office and commercial use; the remainder of the property is currently zoned for residential use. The development application will request a conditional use rezoning of the entire property to OI-2.

**Background**

The property was zoned for a mix of commercial and residential use by Durham County prior to the Town of Chapel Hill obtaining planning review authority in this section of Durham County. Following transfer of planning review authority, the Town of Chapel Hill applied a zoning designation of NC to a 4.7-acre tract of the property to allow warehouse use, and a zoning designation of R-2 to the remaining tracts. Since this initial zoning and planning action, the area has experienced significant change, with the mixed use development of Meadowmont within ¼ mile, the development of a large apartment complex (Alta Springs) bordering the property to the south, and other single family and multi-family (apartment and townhome) residential development at Downing Creek within ¼ mile to the east of the property.

**General Site Description**

The property consists of eleven tracts totaling approximately 33 acres, located on the south side of Stancell Drive between the intersection of Barbee Chapel Rd. and Hwy 54 to the west, and the intersection of Little John Rd. and Stancell Drive to the east. The area map and site map that accompany this request show the exact location of the property. At present the property is occupied by ten primary structures in addition to numerous sheds and portable storage modules. Four of these primary structures are warehouses; five are single-family residences; and one is a former residential structure

that has been converted to office use. The proposed project as shown on the Concept Plan includes the removal of all of these structures and the development of four Class "A" general office buildings on the central section of the property. These four Class "A" buildings range from 84,000sf to 116,000sf, with structured parking under two of the four buildings as well as two parking decks (each with a single elevated level). In addition, the Concept Plan includes the development of three smaller office buildings ranging from 25,000sf to 37,500sf, in the southwest section of the property. The Plan also includes surface parking and attendant roadways, walking trails, engineered retention features, and landscaping. Regarding parking spaces, the Plan reflects phased development of some spaces (both surface and deck) that would defer the construction of these spaces until they are actually needed.

### Goals and Objectives

The developer's goals and objectives in working with this property are as follows:

**1) To provide a superior level of protection of the environment during both construction and long term use of the property.** *This will be accomplished by the use of best engineering practices in site planning and design. These are to include the incorporation of a significant percentage of structured parking (under-building and elevated) in order to minimize impervious area; the retention of significant amounts of wooded areas across the property; generous use of hardy species landscape plantings that will minimize irrigation demands; and the use of high efficiency stormwater retention ponds and devices that also will serve as irrigation sources and as aesthetic landscape features. We will also work with our architects and engineers and the Town to identify and implement opportunities for energy conservation in the design and construction of the buildings, and for the use of environmental-friendly and recycled building materials.*

**2) To redevelop the site in a manner that will be compatible with the surrounding area.** *The immediate area of the property now contains ample residential properties of various types and cost ranges, including both single family and multi-family developments. The Alta Springs apartment complex borders the property to the south and contains approximately 300 apartment units. The Bradford Place apartment complex is within 1/4 mile to the east and contains approximately 127 apartment units. There are 48 townhomes within the Downing Creek community that lie within 1/4 mile of the property. The retail village of the Meadowmont development has also added multiple residential properties as well as retail and food services businesses that are within bicycle/pedestrian range of the property. Dedicated office use for this specific property will complement these existing uses adjacent to or in the immediate area, and will be consistent with the goals and principles of mixed-use development. Regarding transportation and traffic management, the plan reflects TTA bus routing with convenient stops in each area of the site. It also reflects numerous bicycle/pedestrian paths. We plan to evaluate use of a shuttle service to the Meadowmont Retail Village to allow our tenants convenient access to food and*

(15)

retail facilities there without generating mid-day trips on the roadways in the area. In order to additionally minimize traffic impacts on the area, the plan shows a new median cut and full service intersection at the Highway 54 frontage that will deflect tenant traffic from the existing Little John Road median cut. The predicted peak hour trips on Highway 54 for this amount of office development would be approximately 560 trips, or about 5% of the current Highway 54 volume. The corresponding peak hour figure for the Meadowmont development is approximately 3,000 trips.

**3) To enhance the aesthetic appearance along the Highway 54 (Raleigh Road) east entry corridor to Chapel Hill, and to preserve the aesthetic appearance as experienced by adjacent residential properties.** *The removal of the ageing warehouse and residential structures that are currently visible along this entry corridor and redevelopment of the property with a blend of high end architectural and landscape features will provide an environment that will be a significant aesthetic enhancement for nearby property owners and for the image of the east entry corridor. Plantings will supplement existing trees along the street frontage, to facilitate the blending of visible buildings into the landscape. With respect to neighboring residential properties, the preservation of extensive forested buffering between the redevelopment features and adjacent single and multi-family residential tracts will be a key feature of the redevelopment. Buffer depths adjacent to the residential properties are planned to significantly exceed those required by the Land Use Management Ordinance. There will be generous use of landscape plantings to supplement existing forested and vegetated areas across the site.*

**4) To develop high quality office buildings that will provide existing and future businesses in the Chapel Hill area with a superior working environment.** *We expect to market this office space to a variety of professional businesses and firms with profiles similar to those that we currently serve at our nearby Exchange West and Franklin Street Trust office buildings. These include financial institutions, law firms, accounting practices, investment and insurance firms, pharmaceutical development companies, etc. These buildings will be especially desirable additions to the Town by allowing existing Chapel Hill firms that are expanding and seeking relatively large amounts of high quality office space to continue to do business within the Town limits. Based upon our experience with the Chapel Hill office submarket, we foresee continuing strong demand in this sector for this type of office space. The site will incorporate outdoor areas for tenants' use including the bicycle/pedestrian pathways, park benches and tables within the landscaped settings, an outdoor stage area that will accommodate entertainment groups, and an outdoor food concessions area. Each of the buildings will have bicycles available for use by tenants.*