

**Applicant Information**Name: York ResidentialAddress: One Overton Park - 3625 Cumberland Boulevard, Suite 680City: Atlanta State: GA Zip: 30339Phone (Work): (770) 690-2420 FAX: (770) 690-2421 E-Mail: BGray@yorkresidential.com**Property Owner Information (included as attachment if more than one owner)**Name: Shieh Ting Kuo Zhuang Jin Road Phone (919) 967-1111Address: #8 Lane 239 5th FloorCity: Taipei Country/Zip: Taiwan, R.O.C 110**Development Information**Name of Development: University StationTax Map: 7 Block: 17 Lot(s): 15 Parcel ID #: 9880-56-2680Address/Location: Old University Station RoadExisting Zoning: MU-OI-1/R-3 New Zoning District if Rezoning Proposed \_\_\_\_\_Proposed Size of Development (Acres / Square Feet): 42.64 Ac.Permitted / Proposed Floor Area (Square Feet): 374,324 sf / 374,000 sfMinimum # Parking Spaces Required: 746 #Proposed: 820Proposed Number of Dwelling Units: 374 # Units per Acre: 8.77 avg. (11.32 MU-OI-1, 6.48 R-3)Existing / Proposed Impervious Surface Area (Square Feet): 0 sf / 849,420 sfIs 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: \_\_\_\_\_ s \_\_\_\_\_

9.19.2006

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 a meeting dates and the placement of your request on the agenda, please call the Planning Department at (919) 968-2728.

09-20-06P04:05 RCvd

**DEVELOPER'S PROGRAM**  
**CONCEPT PLAN REVIEW**  
**SEPTEMBER 2006**

UNIVERSITY STATION  
Old University Station Road  
Chapel Hill, NC

University Station is a proposed residential apartment community (Planned Development – H) proposed by York Residential Southeast, LLC of Atlanta, GA. The project is proposed on a site which is approximately 43-acres in size and is located along the south side of Interstate 40, east of NC 86 and north of Weaver Dairy Road. The site is accessed by the existing dead-end of Old University Station Road on its west end and Weaver Dairy Road on its east end.

The proposed project program consists of 374 apartment units which will be housed in 17 separate buildings. The project will include a mix of predominately 2 and 3-story buildings. As suggested by the site's topography, five of the proposed buildings will include a partial fourth, walk-out basement level. The program also consists of two separate community recreation buildings and pools, a separate exercise building, extensive greenway paths and walks, and bicycle storage facilities. The infrastructure required to support this project will include 820 surface parking spaces, refuse and recycling facilities, five stormwater management ponds, public water and sewer lines, and other utilities such as underground electric, gas, cable television, and telecommunications.

The developer's goals and objectives for this project are to provide a well-designed, aesthetically pleasing community that will complement the surrounding uses and will provide a safe, enjoyable housing alternative to residents who want to live within close proximity to retail centers and major transportation corridors. The developer's goals and objectives for this project are consistent with the goals and objectives of the Town's Comprehensive Plan such as neighborhood protection, affordable housing, and mixed-use development.

Neighborhood Protection

This project site is currently split roughly in half by two zoning districts. The west side of the property is zoned MU-01-1 and the east side is zoned R-3. While density may be transferred across zoning lines in a Planned Development, the project has been designed to respect the current zoning split, with the more dense development being proposed on the west side of the site where the surrounding area has a more commercial and high density character and the lighter density being proposed on the east side, where the surrounding area transitions to a more residential character. We believe that this approach protects existing neighborhoods by keeping the development density consistent with the original zoning.

Another example of how this project is consistent with the goals of neighborhood protection is that a significant portion of the site's eastern end has been left undisturbed,

providing a buffer between the project and the existing residences to the east. To further ensure that an adequate buffer remains indefinitely, the developer has agreed to sell a 125' +/- wide, 2.44 acre strip of wooded land to the Carol Woods owners' association.

#### Affordable Housing

The developer will provide an appropriate amount of affordable housing as part of this project. This may be in the form of physical units or payment-in-lieu. Details of the affordable housing component will be worked out with Town Staff and the Orange County Land Trust.

#### Mixed-use Development

While this project is not a mixed-use development on its own, it will provide the residential component to an area that has been identified in the Town's Comprehensive Plan as mixed use, but that currently contains a fairly disproportionate amount of non-residential commercial uses. This project will provide greenway/pedestrian connections which will allow residents to access retail and commercial establishments along Weaver Dairy Road and NC 86 such as Timberlyne Shopping Center, Chapel Hill North, and Vilcom, thereby increasing the customer base for these establishments and reducing the number of vehicle trips required from the proposed development.

**STATEMENT OF COMPLIANCE**  
**CONCEPT PLAN REVIEW**  
**SEPTEMBER 2006**

**UNIVERSITY STATION**  
**Old University Station Road**  
**Chapel Hill, NC**

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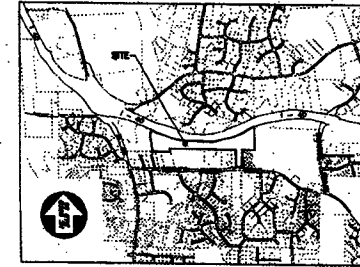
The University Station project will comply with or exceed the Town of Chapel Hill's Design Guidelines. The project's overall design responds to the natural and man-made constraints found on the site, including the site's shape and topography, RCD other buffers, and existing utilities. The site layout minimizes the amount of grading that will be required through the careful placement of buildings, parking areas, access drives, and stormwater ponds. The site layout also allows for buffers that meet or exceed the minimum buffers required. The site design seeks to minimize impervious cover by limiting the number of parking spaces to 110% of the Town's minimum and by arranging those spaces efficiently on the site.

The project will preserve existing drainage patterns and will provide stormwater treatment for the site's post-development runoff in accordance with Town requirements. The project will provide adequate recreation space, bicycle facilities, and greenway and pedestrian paths that connect to adjacent greenways and properties and to transit facilities. The project will provide two points of vehicular access to adjacent public streets and good internal circulation.

The character of the project's architecture, landscaping, and lighting will be consistent with the Design Guidelines by providing visual interest and creating enjoyable, human-scale spaces. The buildings have been positioned to take advantage of the natural terrain by providing walk-out lower levels, which will minimize the grading that is required. Strong landscape buffers will be provided where needed along property lines, and to screen parking, loading, and service areas. Appropriate landscaping will be used at the entrances to the project and around all buildings to assist in blending them in with the natural landscape.

# UNIVERSITY STATION

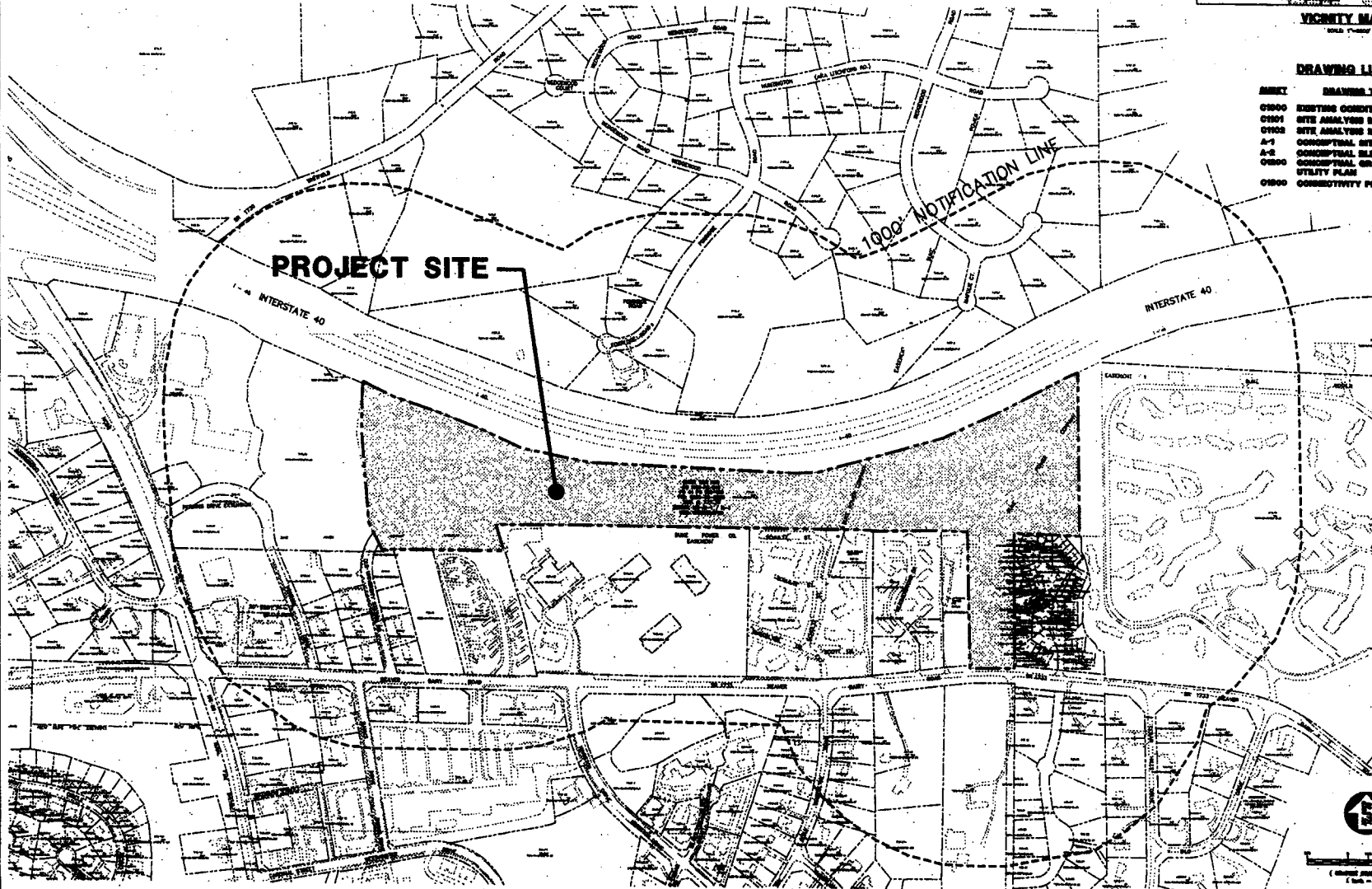
CHAPEL HILL, NC



VICINITY MAP  
SCALE: 1"=1/4"

## DRAWING LIST

| NO.   | DRAWING TITLE                     |
|-------|-----------------------------------|
| 01000 | EXISTING CONDITION PLAN           |
| 01001 | SITE ANALYSIS MAP (WEST)          |
| 01002 | SITE ANALYSIS MAP (EAST)          |
| A-1   | CONCEPTUAL SITE PLAN              |
| A-2   | CONCEPTUAL ELEVATIONS             |
| 01000 | CONCEPTUAL GRADING & UTILITY PLAN |
| 01000 | CONNECTIVITY PLAN                 |



AREA MAP



REVIEW DRAWING  
NOT FOR CONSTRUCTION

BALENTINE  
ASSOCIATES, P.A.  
2001 W. 10TH ST., SUITE 100  
CHAPEL HILL, NC 27514  
(919) 966-1100

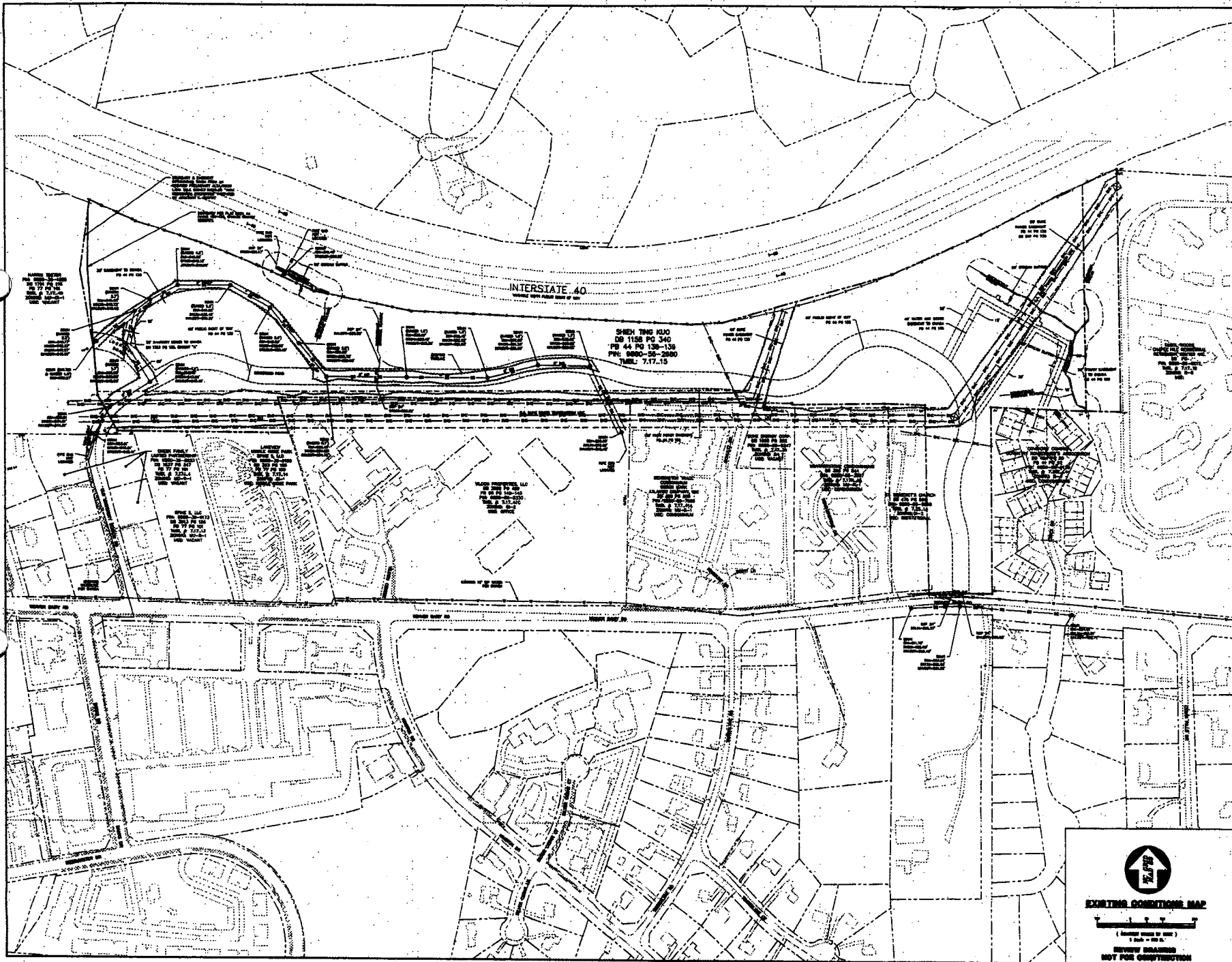


| NO. | DATE     | DESCRIPTION            |
|-----|----------|------------------------|
| 1   | 01/15/01 | CONCEPT PLAN SUBMITTAL |

UNIVERSITY STATION  
CHAPEL HILL, NC  
CONCEPT PLAN SUBMITTAL

COVER

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**BALLENTINE ASSOCIATES PA**

1000 N. 10TH ST. SUITE 100  
PHILADELPHIA, PA 19107  
TEL: 215-595-1000 FAX: 215-595-1001

**UNIVERSITY STATION**

CONCEPT PLAN SUBMITTAL

**EXISTING CONDITIONS MAP**

(1 INCH = 100 FEET)

REVIEW DRAWING NOT FOR CONSTRUCTION

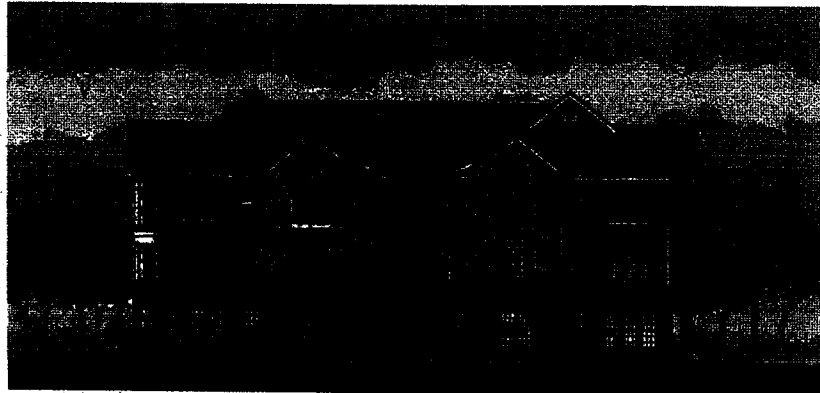
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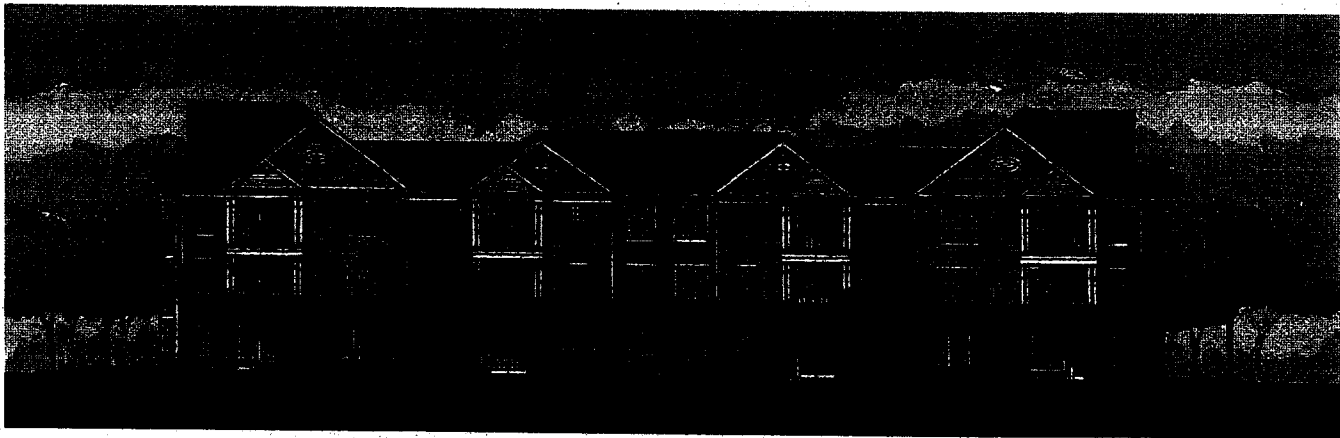








*Street Elevation- 12 Unit Building*

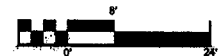


*Street Elevation- 24 Unit Building*



# University Station

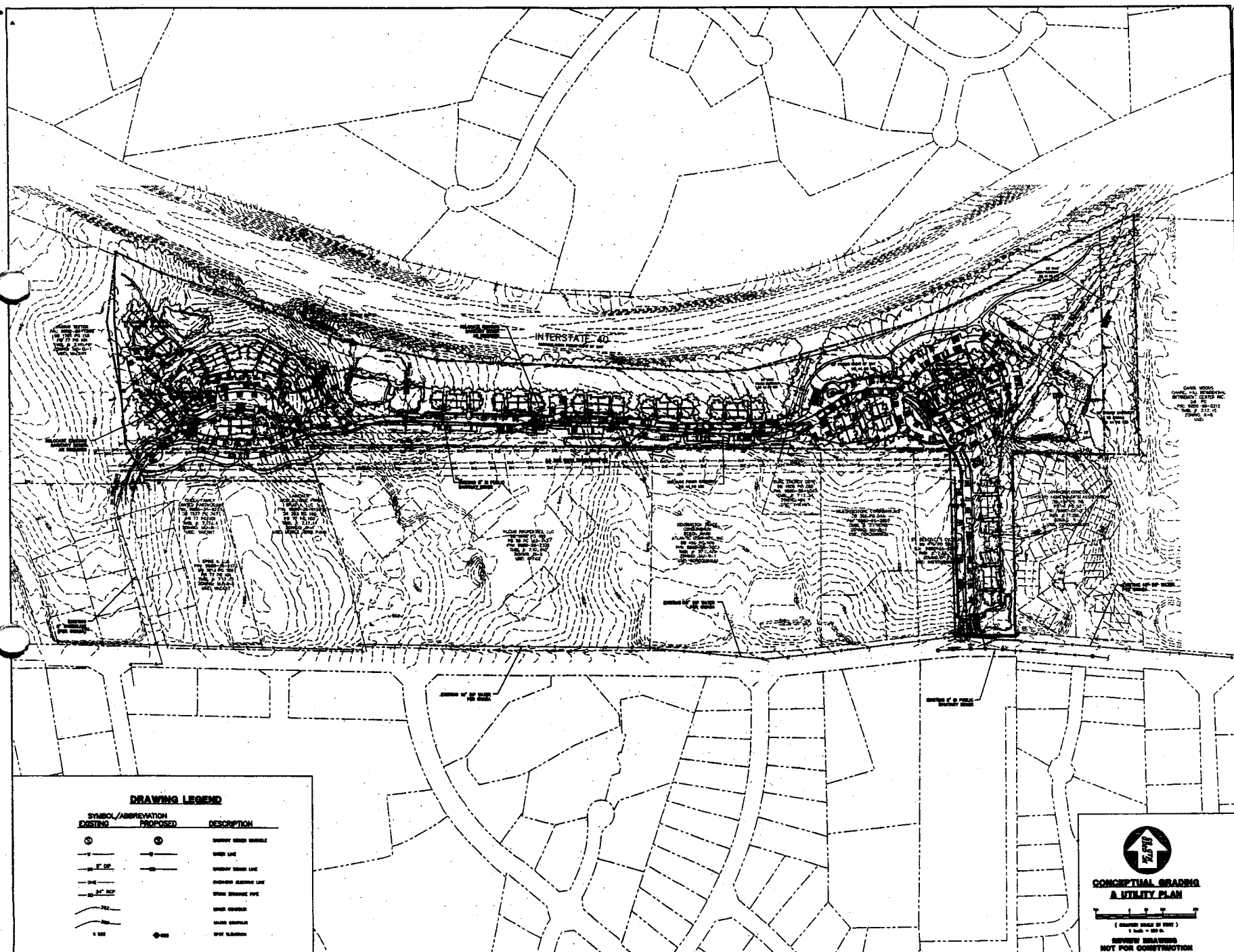
Chapel Hill, NC



*Conceptual Elevations*

This plan and/or drawing is for illustrative purposes only and is subject to change.  
Date 09/20/06

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**BALLENTINE  
ASSOCIATES P.A.**  
221 PRINCEDALE ROAD, CHAPIN, ILL. U.S. 62634  
(312) 582 - 0482 (312) 489 - 4788



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