

1
TOWN OF CHAPEL HILL ATTACHMENT 10

CONCEPT PLAN PROPOSAL

Applicant Information

Name: P. H. Craig Jr.
Address: 7503 Sunrise Road
City: Chapel Hill State: NC Zip: 27514
Phone (Work): 919.967.4511 FAX: 919.967.4511 E-Mail: phc@nc.rr.com

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

Name: SAME AS ABOVE Phone _____
Address: _____
City: _____ State: _____ Zip: _____

Development Information

SEE BACK SIDE OF APPLICATION

Name of Development: PHC PARKING FACILITIES
Tax Map: _____ Block: _____ Lot(s): _____ Parcel ID #: _____
Address/Location: _____
Existing Zoning: _____ New Zoning District if Rezoning Proposed _____
Proposed Size of Development (Acres / Square Feet): _____ / _____
Permitted / Proposed Floor Area (Square Feet): _____ / _____
Minimum # Parking Spaces Required: _____ #Proposed _____
Proposed Number of Dwelling Units: _____ # Units per Acre _____
Existing / Proposed Impervious Surface Area (Square Feet): _____ / _____
Is this Concept Plan subject to additional review by Town Council? No

Fee \$311

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: 5 Sept 2007

Presentations must be kept under 15 minutes as required by Town Council

Town of Chapel Hill
Concept Plan Proposal
Attachment A
Supplemental Information

Applicant Information

Name: P. H. Craig Jr.
Address: 7503 Sunrise Road
Chapel Hill, NC 27514

Phone Work: 919.967.4155
Phone Fax: 919.967.4155
Email: phc@nc.rr.com

Contact Person Information

Name: Scott Radway
Address: Radway Design Associates
1709 Legion Rd. Suite 210
Chapel Hill, NC 27517

Phone Work: 919.880.5579
Phone Fax: 919.942.2021
Email: scott@radwaydesign.com

Property Owner Information

Name: P. H. Craig Jr.
Address: 7503 Sunrise Road
Chapel Hill, NC 27514

Phone Work: 919.967.4155
Phone Fax: 919.967.4155
Email:

Property Owner Information

Name:
Address:

Phone Work:
Phone Fax:
Email:

Development Information

Name of Development: PHC Parking

Parcel Information

Parcel 1	PIN 9788-15-4843	113 South Roberson Dr.	7,104 SF
Parcel 2	PIN 9788-15-4768	115 South Roberson Dr.	7,203 SF
Parcel 3	PIN 9788-15-5933	110 North Basnight Lane	7,480 SF

Existing Zoning: R-3

Proposed Zoning: TC-2

Proposed Size of Development:	21,787 SF (.50 Acres)
Permitted/Proposed Floor Area:	None / None
Existing # Parking Spaces:	48
Proposed # Parking Spaces:	44
Proposed # of Dwelling Units:	None
Dwelling Units per Acre:	N/A
Existing Impervious Surface	75% Estimate
Proposed Impervious Surface	75% Estimate

Is Concept Plan subject to additional review by the Town Council? NO

PHC Parking Facilities

Roberson Drive and Basnight Lane
at West Franklin Street
Chapel Hill, NC

February 18, 2008

PHC Parking Facilities

Roberson Drive at West Franklin
Chapel Hill, NC

The Courtyard – Office and Retail Development

The Courtyard is an office and retail development approved by a Special Use Permit in 1979. The SUP encumbers four properties as shown on the accompanying site plan.

Ownership of the Courtyard

Mr. P. H. Craig is one of the two property owners of land encumbered by a Special Use Permit issued in 1979 to Courtyard Associates for the development known as The Courtyard and located at the corner of Roberson Drive and West Franklin Street. Mr. Craig owns three (3) of the four (4) parcels covered by the SUP. All three of these parcels are zoned Residential – 3. They are used only for parking and provide approximately 70% (56 of 79) of the parking spaces required for The Courtyard. Mr. Craig has been the only owner of these 3 parcels since the approval of the SUP as well as for a number of years prior to the SUP.

The Courtyard of Chapel Hill LLC acquired the fourth parcel several years ago. It has had several prior owners.

Applicant

Mr. P. H. Craig is the applicant for the proposed Concept Plan. Because the three parcels of property owned by Mr. Craig are no longer used for parking for the Courtyard, he is complying with Stipulation # 17 of the Special Use Permit.

“17. That at any such time as any part of the residentially zoned portion of the parking lot no longer serves the subject development, as identified in this application, all rights to use such land for parking shall immediately terminated and the applicant shall apply to the Town of Chapel Hill for modification of the Special Use Permit to recognize such change and to incorporate any additional requirements necessary to continue to meet the required positive findings. That no parking on the residentially zoned portions of the parking lot shall be used for any commercial or office use apart from those covered by the present Special Use Permit.”

Concept Plan – Development Plan Proposal

A concept plan review is required prior to the submission of an application for a Modification to the Special Use Permit.

The applicant's concept plan is comprised of three (3) elements.

1. A Modification of or revocation of the existing SUP. – The applicant proposes that his three lots be removed from the area of the Special Use Permit and that the remaining lot containing the buildings and some parking be issued a new Special Use Permit with no legal connection to the applicant's property.
2. The Rezoning of six (6) lots from Residential-3 (R-3) to Town Center-2 (TC-2). This rezoning would allow these six (6) lots to be used for parking for downtown activities.
 - Three (3) of these 6 lots have been used to provide parking for the Courtyard since its approval.
 - The 4th lot was part of the original proposal, but not a part of the approved SUP.
 - The 5th and 6th lots have access only from Basnight Lane and East Franklin and have been used for parking for over 20 years.
3. A Parking site plan linking all 6 parking lots. – This plan would create approximately 30 new parking spaces and result in about 130 parking spaces being made available for lease.

Why are these requests desired and needed?

Mr. Craig is one of the original owners of land for the Courtyard. For twenty-seven years (27) Mr. Craig leased parking spaces to the prior owners of The Courtyard, who in turn collected rents (including a parking fee) from tenants and paid Mr. Craig for the leased parking.

In Spring 2006, the current owner of The Courtyard did not renew the lease with Mr. Craig and has since that time withheld payment for the use of the parking and vowed not to enter into a lease for the parking.

Mr. Craig, after several discussions with Chapel Hill Town Staff, has blocked direct access to his lots from The Courtyard lot at 431 West Franklin Street. Stipulation # 17 establishes the process to be followed in the event the parking from Mr. Craig's lots are no longer available to tenants of The Courtyard. The applicant is complying with Stipulation # 17 by asking for a Modification to the Special Use Permit and therefore does not believe that the zoning violation issued to him by the Inspections Department is proper.

After review of the Concept Plan, Mr. Craig will apply for the required Modification to remove his lots from the approved SUP. He will also apply for a rezoning of these lots from R-3 to TC-2 in order to reinstate their use for parking. This parking will be available to tenants of the Courtyard and others interested in parking in this area via direct leases with Mr. Craig.

Design Guidelines Statement of Compliance.

The parking lots within The Courtyard SUP have been in compliance with Town design standards. In the future, the applicant fully expects that the parking areas will continue to meet town design and zoning standards.

Materials Included in Concept Plan Application

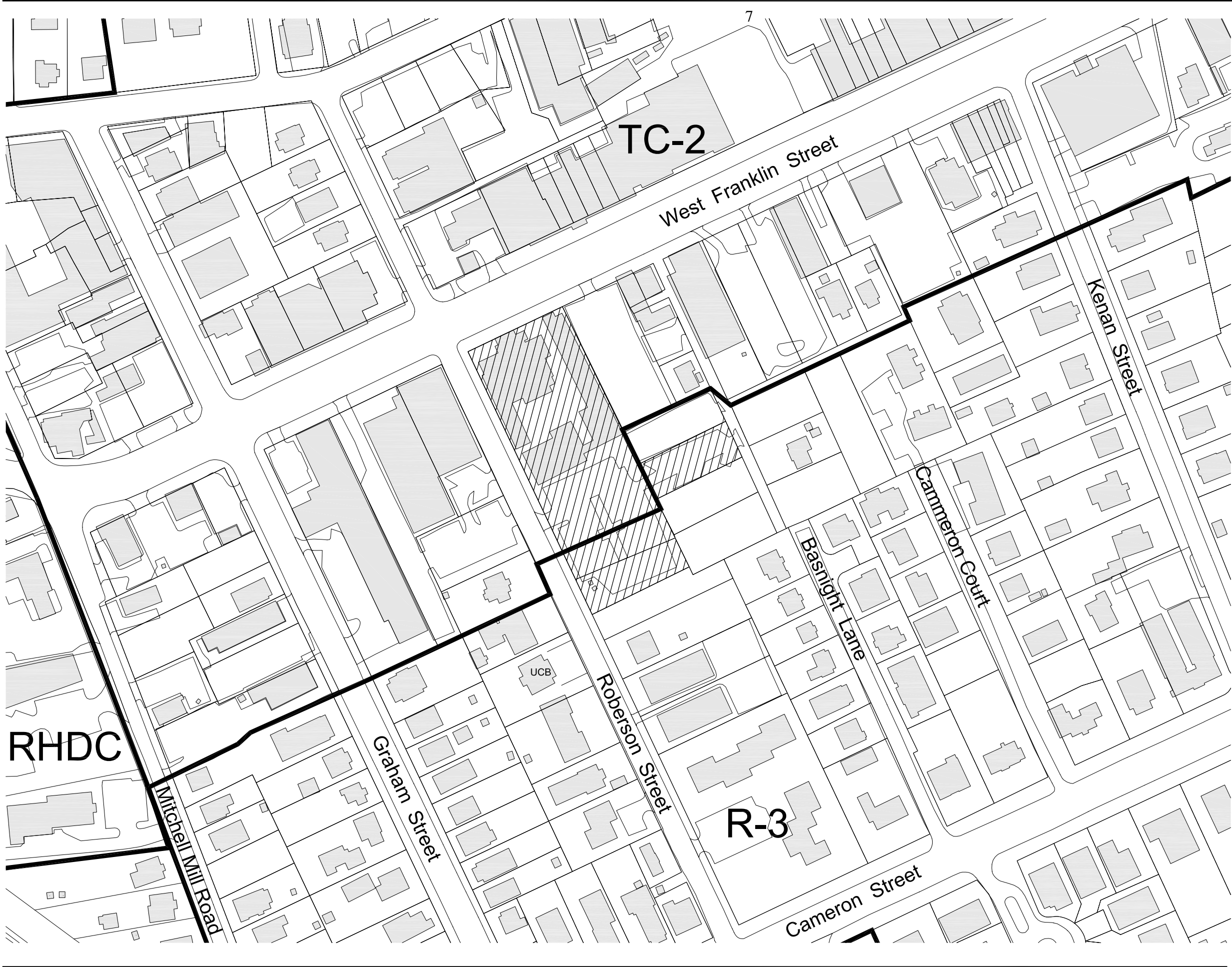
- Area Map – Showing Site with surrounding Buildings and Zoning
- Existing Conditions – Site Analysis

This is a combined drawing showing the existing buildings and parking currently located within the boundary of The Courtyard Special Use Permit.

It identifies the three (3) parcels owned by Mr. Craig and the fourth parcel owned by The Courtyard of Chapel Hill LLC (Spencer C. Young Investments)

Maps and Drawings

1. Aerial Photograph – Courtyard Special Use Permit Area Outlined
- 2A. The Courtyard Special Use Permit Area Plan
- 2B. Courtyard Buildings
- 2C. The Courtyard at Chapel Hill LLC – Buildings and Parking
- 2D. P.H. Craig Lots within Special Use Permit
3. P.H. Craig – SUP Lots plus Other P.H. Craig Lots
4. Proposed Re-Zoning Lots – 6 Lots owned by P.H. Craig
5. Proposed Parking and Circulation Overview Plan
6. Parking and Circulation Plan – Close Up View





THE COURTYARD
Chapel Hill, North Carolina

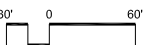
Area Map

PREPARED FOR:
P.H. CRAIG JR.

Pin # 9788-15-4843
Pin # 9788-15-4768
Pin # 9788-15-5933

LEGEND

-  Zoning Boundary
- R-1** Zoning Classification
-  Subject Property



DATE:	11-27-07
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JOB NO.:	008-017
SHEET NO.:	1
DATE:	REVISION:
OF 3	SHEETS

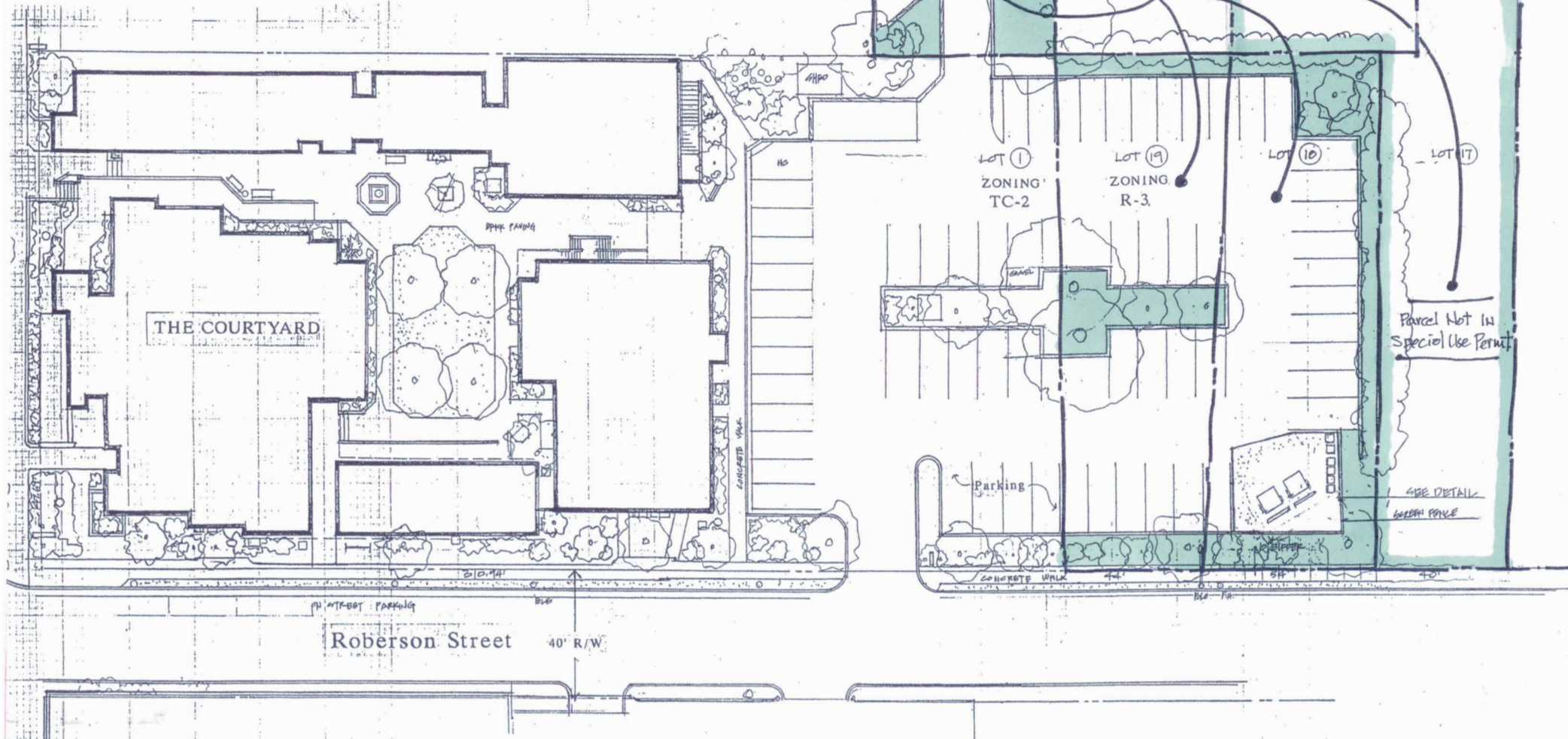
THE COURTYARD MIXED USE DEVELOPMENT

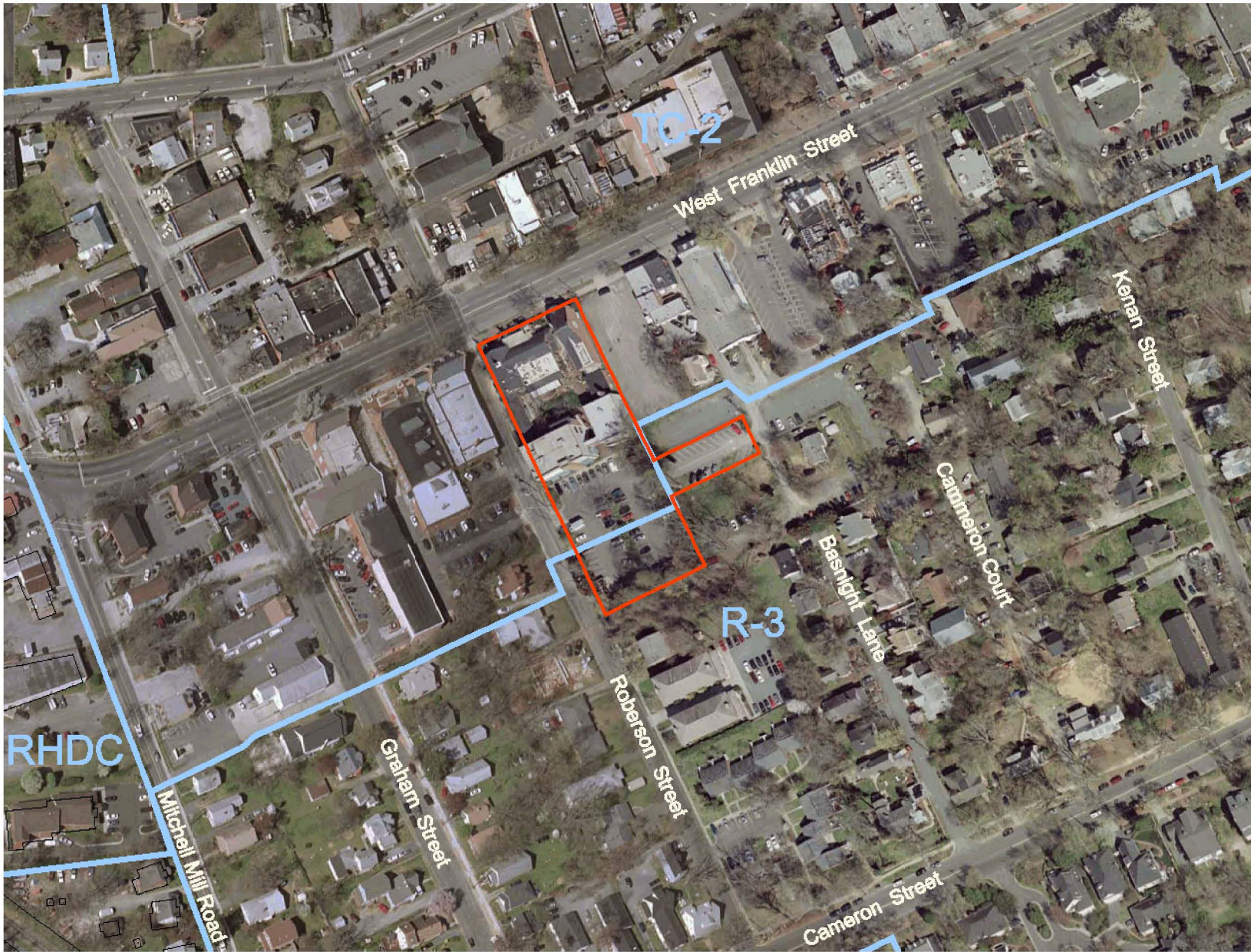
Special Use Permit

- Two Property Owners
- Existing Approved Parking Plan
- 1 Access from Roberson
- 1 Access from Basnight Lane

Courtyard Building within TC-2 Zoning District

PH Craig lots for Parking within R-3 Zoning District








THE COURTYARD
Chapel Hill, North Carolina

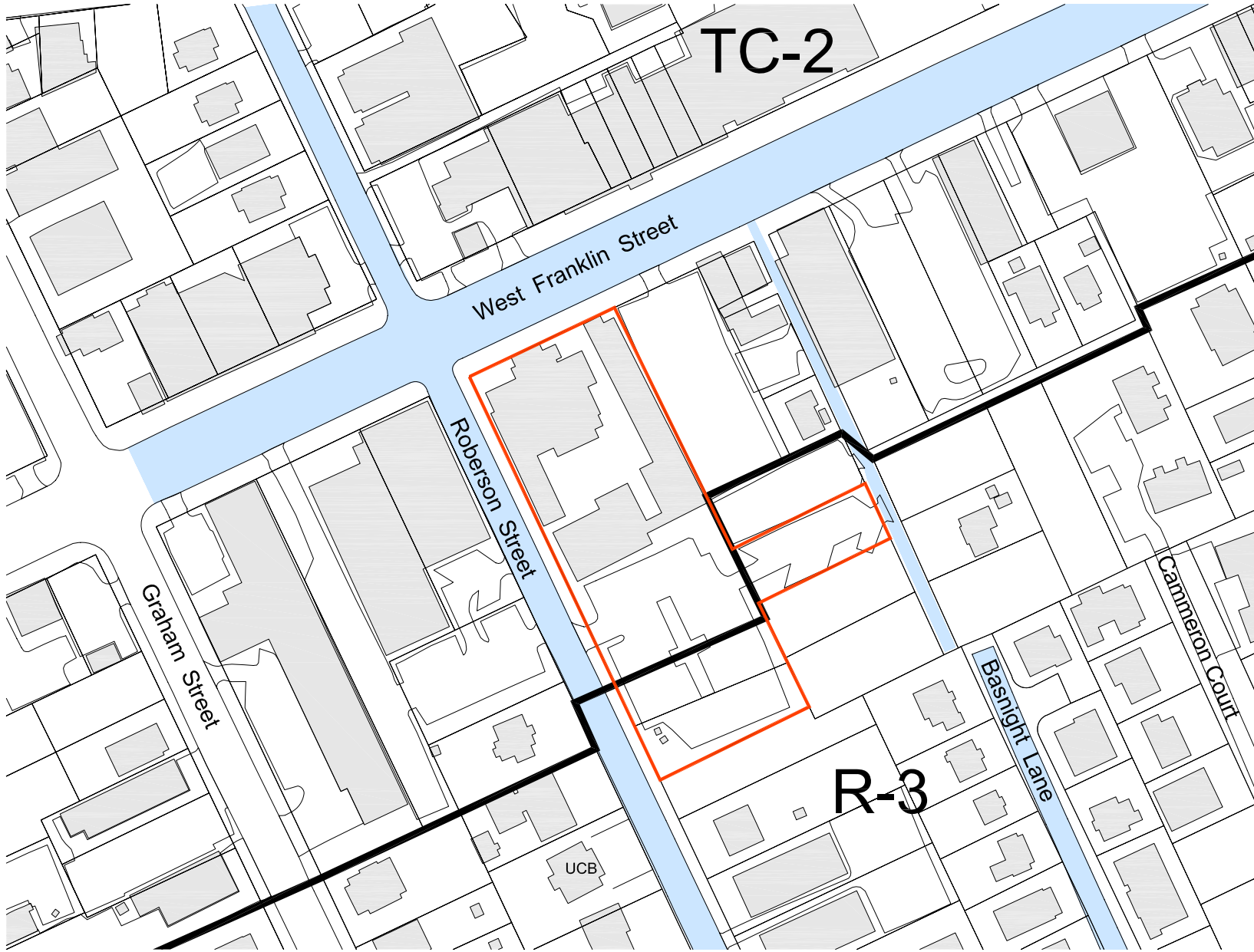
Aerial Photograph

LEGEND

-  Zoning Boundary
-  Zoning Classification
-  SUP Boundary






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THE COURTYARD
Chapel Hill, North Carolina

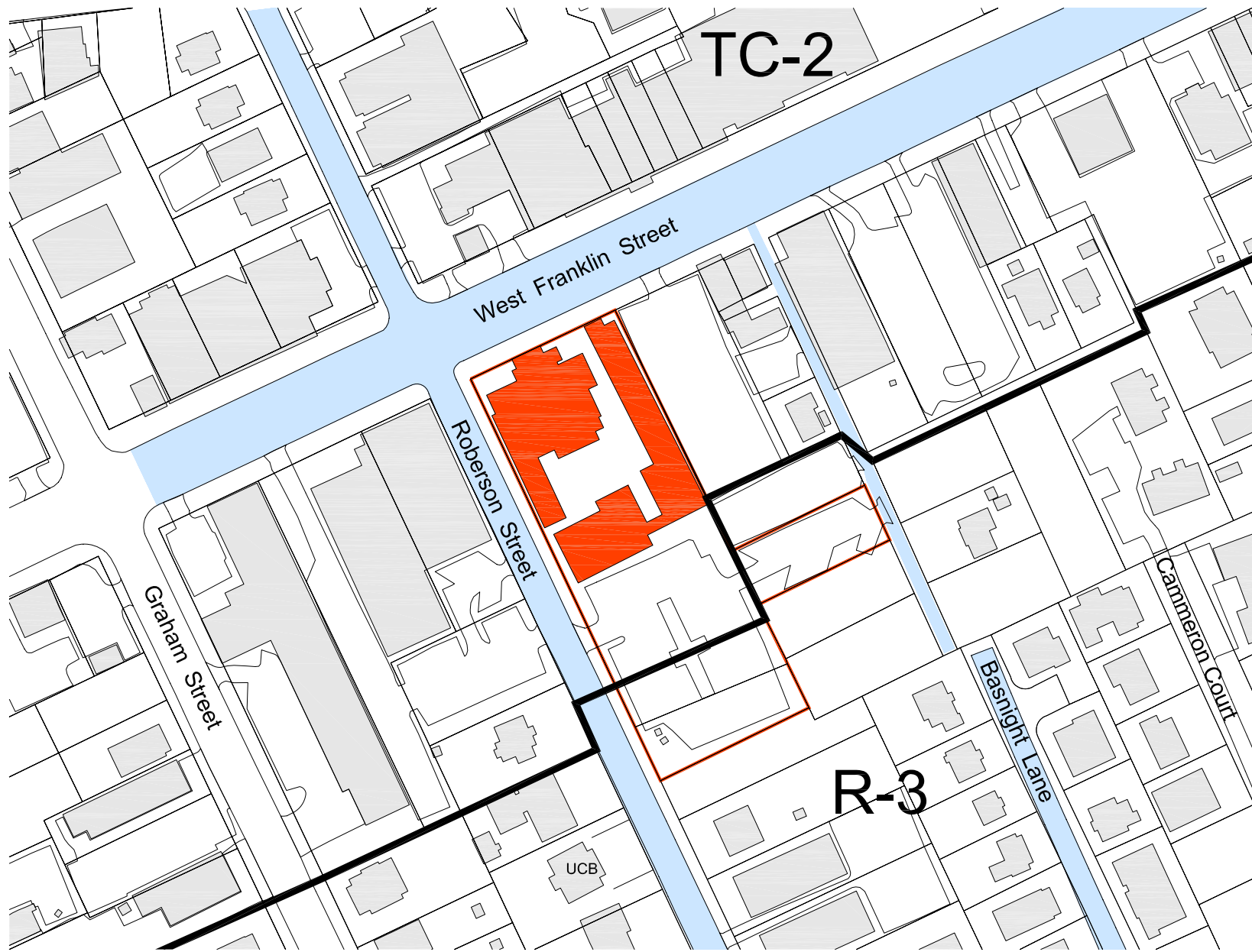
SUP AREA

LEGEND

-  Zoning Boundary
-  R-1 Zoning Classification
-  SUP Area Boundary







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SHEET NO.:	
DATE:	REVISION:

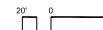


THE COURTYARD
Chapel Hill, North Carolina

The Courtyard of
Chapel Hill, LLC
BUILDINGS

LEGEND

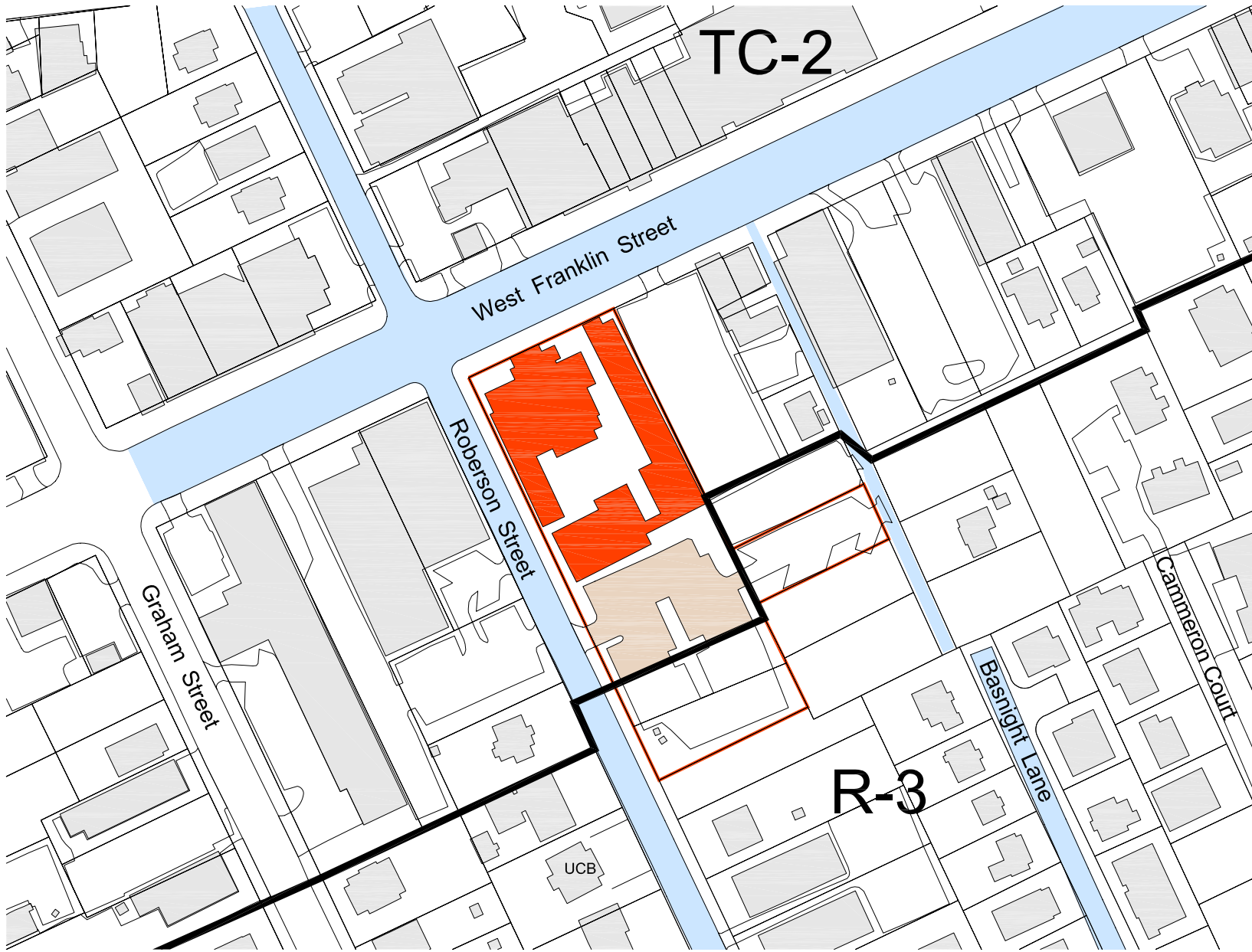
-  Zoning Boundary
-  R-1 Zoning Classification
-  SUP Area Boundary
-  Buildings



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OF 9 SHEETS







THE COURTYARD
Chapel Hill, North Carolina

The Courtyard of
Chapel Hill, LLC

BUILDINGS / PARKING

LEGEND

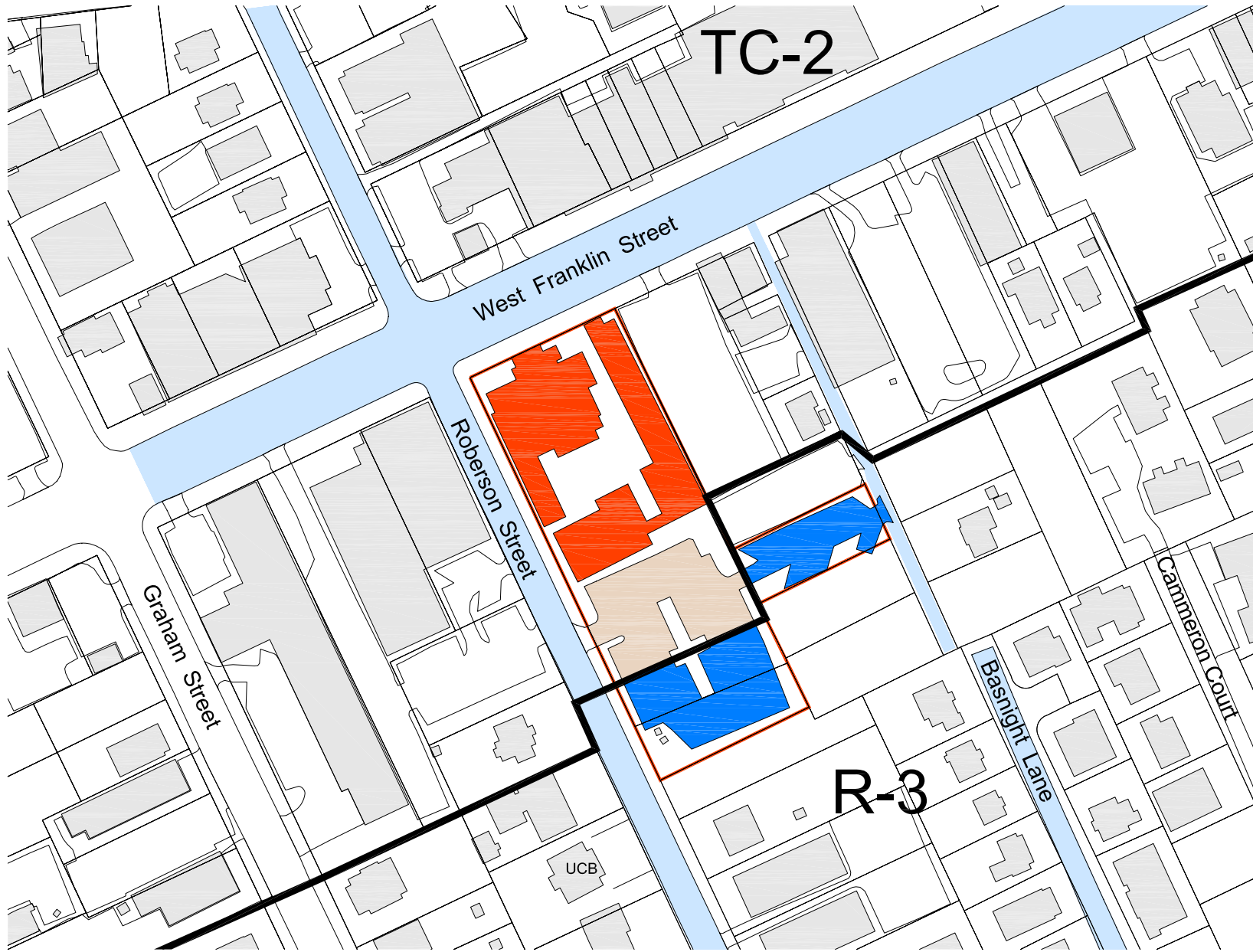
-  Zoning Boundary
-  R-1 Zoning Classification
-  SUP Area Boundary
-  Buildings



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

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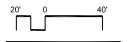
OF 9 SHEETS



THE COURTYARD
Chapel Hill, North Carolina
P. H. Craig
Parking Lots

LEGEND

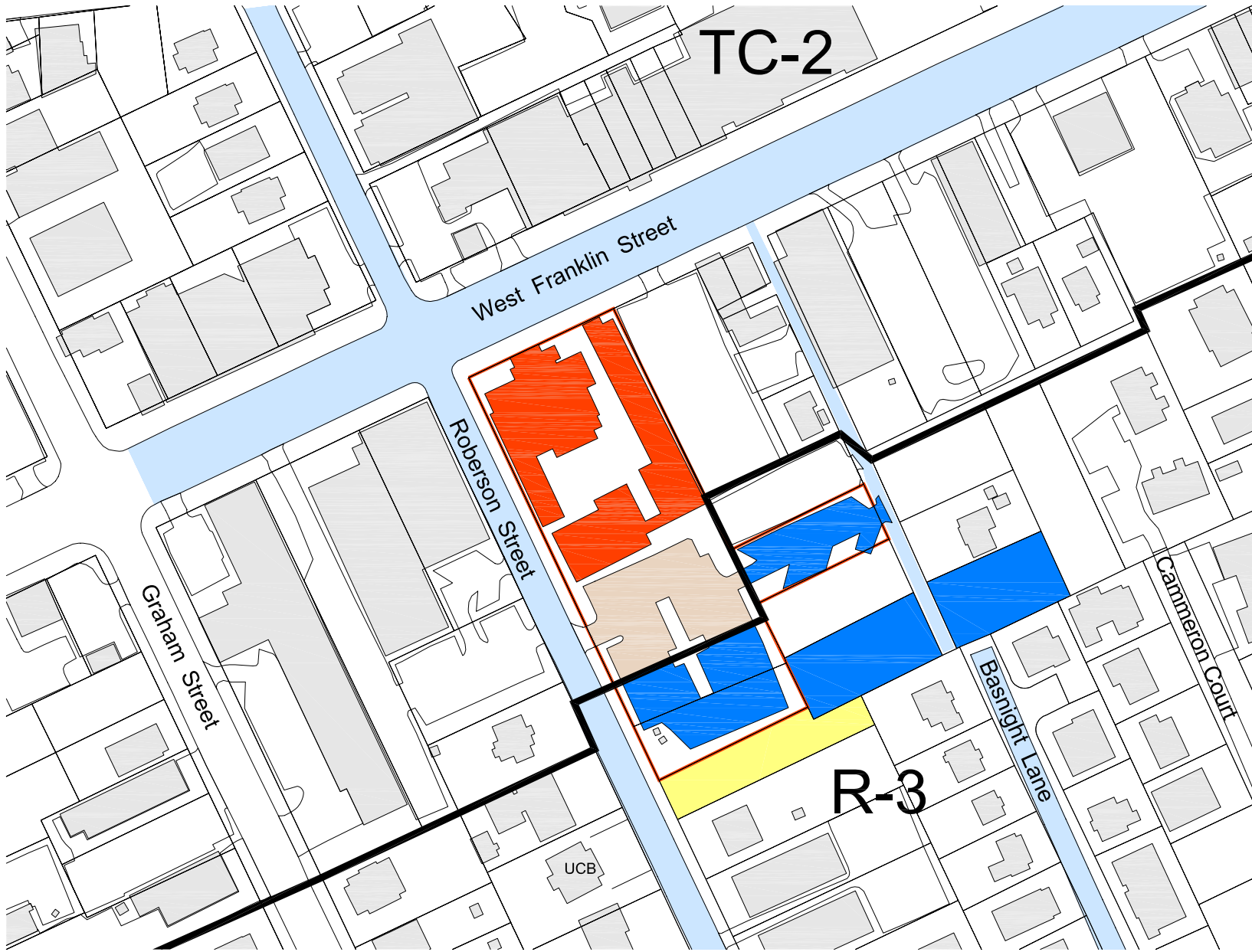
-  Zoning Boundary
-  Zoning Classification
-  SUP Area Boundary



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OF 9 SHEETS



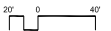
THE COURTYARD
Chapel Hill, North Carolina
**Additional
P. H. Craig Lots**

Parcel Numbers

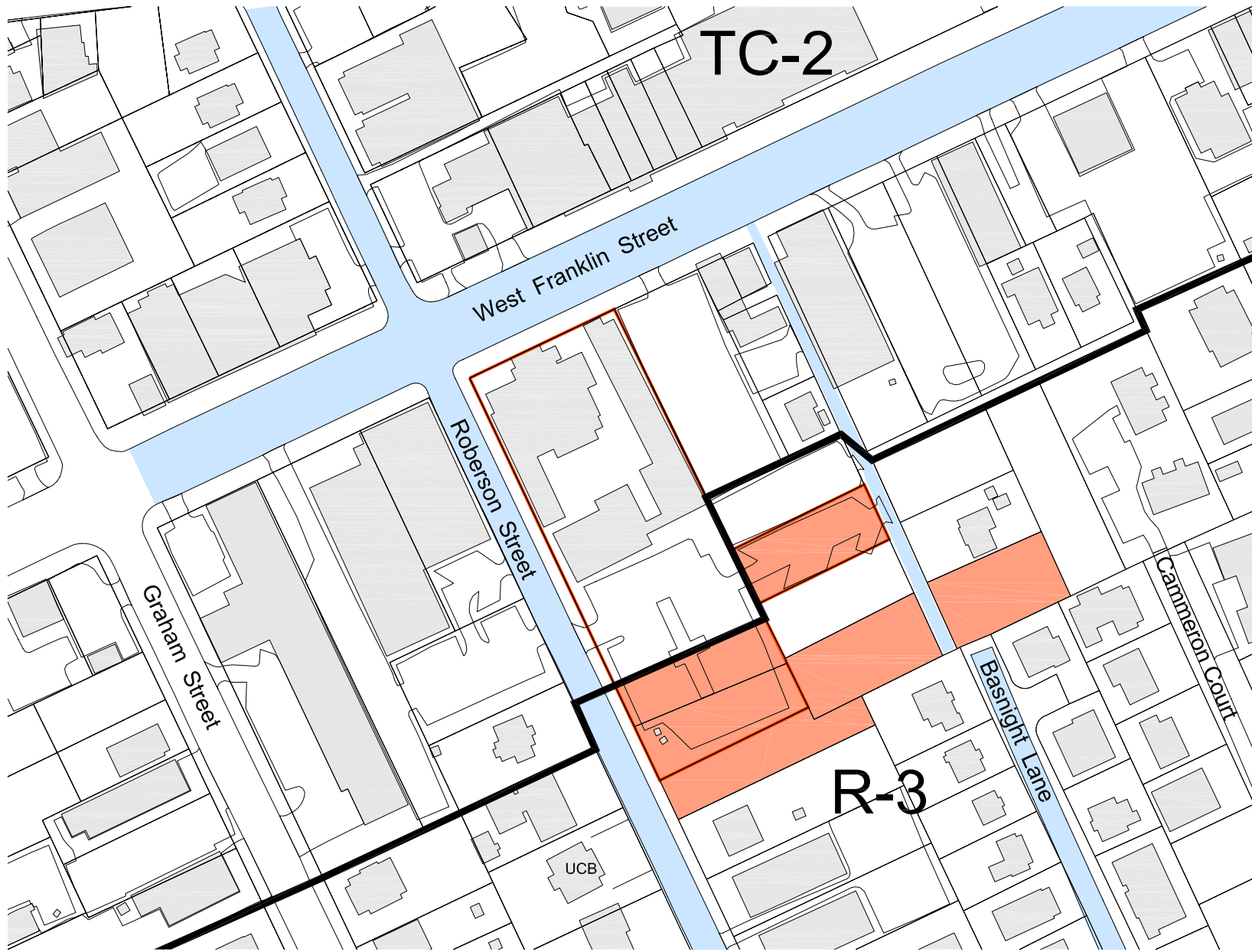
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- Pin # 9788-15-4768
- Pin # 9788-15-5933
- Pin # 9788-15-4795
- Pin # 9788-15-5884
- Pin # 9788-15-7912

Legend

- Zoning Boundary
- Zoning Classification
- SUP Area Boundary
- Existing Parking
- Vacant Lot



DATE:	2-5-08	
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THE COURTYARD
Chapel Hill, North Carolina

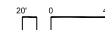
Re-Zoning Lots

Parcel Numbers

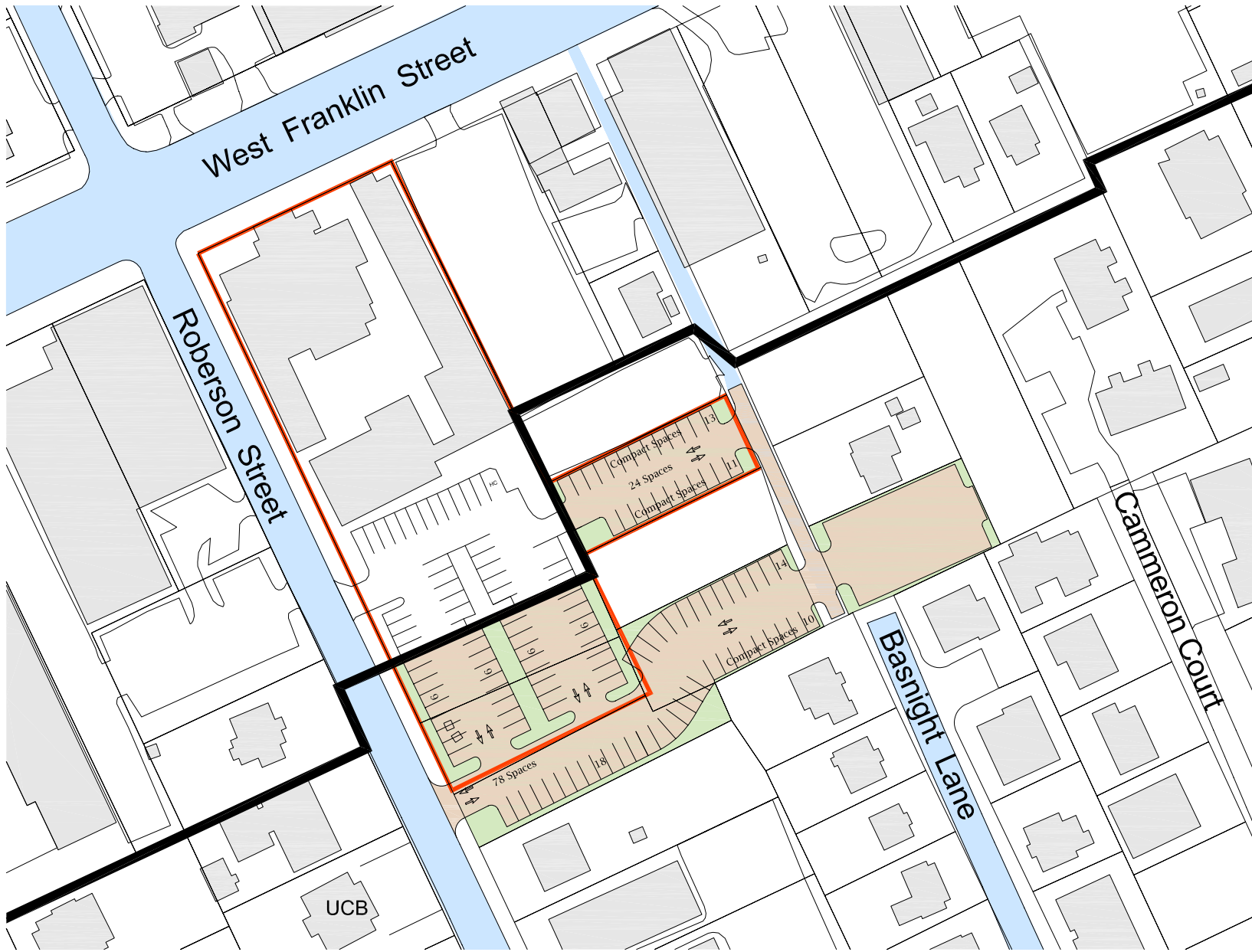
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- Pin # 9788-15-4768
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- Pin # 9788-15-4795
- Pin # 9788-15-5884
- Pin # 9788-15-7912

Legend

-  Zoning Boundary
-  Zoning Classification
-  SUP Area Boundary






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OF 9	SHEETS



THE COURTYARD
Chapel Hill, North Carolina

**Proposed
Parking / Circulation**

Legend

-  Zoning Boundary
-  R-1 Zoning Classification
-  SUP Area Boundary



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THE COURTYARD

Chapel Hill, North Carolina

Proposed Parking / Circulation

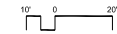
Legend

- Zoning Boundary
- Zoning Classification
- SUP Area Boundary

JCB



NORTH



DATE:	2-4-08
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JOB NO.:	008-017
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DATE:	REVISION:
OF 9	SHEETS