

TOWN OF CHAPEL HILL

CONCEPT PLAN PROPOSAL

Applicant Information

Name: Richard Gurlitz, Gurlitz Architectural Group, PA

Address: 5310 South Alston Avenue, Suite 220

City: Durham State: NC Zip: 27713

Phone (Work): 919-489-9000 FAX: 919-493-8937 E-Mail: richard@gurlitzarchitects.com

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

Name: Eastern Federal Corporation Phone 704-377-3495

Address: 901 East Boulevard

City: Charlotte State: NC Zip: 28203-5203

Development Information

Name of Development: Village Plaza Office and Retail

Tax Map: 7.46 Block: B Lot(s): 11 & 11B Parcel ID #: 9799242361 & 9799148584

Address/Location: 141 South Elliott Road, Chapel Hill, NC 27514

Existing Zoning: CC New Zoning District if Rezoning Proposed _____

Proposed Size of Development (Acres / Square Feet): 10.919Ac / 475,632 SF

Permitted / Proposed Floor Area (Square Feet): 204,046 SF / 128,227 SF

Minimum # Parking Spaces Required: 453 # Proposed: 503

Proposed Number of Dwelling Units: N/A # Units per Acre: N/A

Existing / Proposed Impervious Surface Area (Square Feet): 374,935 SF / 353,492 SF

Is this Concept Plan subject to additional review by Town Council? Courtesy Review

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: _____ Date: _____

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

Village Plaza Office and Retail

Developers Program

The developer of the Village Plaza Office and Retail project is EFC Village Plaza Development LLC. The development is a modification of an existing Special Use Permit. The existing SUP covers both this property – the former Eastern Federal Theater property – as well as the adjoining Village Plaza shopping center to the south from the ABC store to the Spa. The Village Plaza shopping center is owned and managed by Mark Properties. The Whole Foods shopping center is not a part of this existing Special Use Permit.

The program requests a 56,193SF project in two buildings on the Eastern Federal site. The main building is three stories to total +/- 54,000 SF. The first floor is retail. The floors above are office. There is an additional one story +/- 2,193 SF building along Elliot Road on the Eastern Federal site.

Additionally, this modification of the existing SUP is requesting an outparcel to accommodate a +/- 2000 SF building on the Village Plaza Shopping Center site along Elliot road in front of the ABC store.

These square footages are in addition to the existing 70,034 SF.

Statement of Compliance

This project is consistent with the Town of Chapel Hill's Design Guidelines.

The project complies with the underlying zoning applicable to the site and is not requesting any modification to the ordinance specified floor area ratios, buffers, and height or setback requirements.

The building has been located on the lot roughly where the previous theater stood. The massing and planar quality of the front facing Elliot Road is segmented and stepped to allow a transition from the ABC store face to the south and the Whole Foods center to the north. The building is bisected to allow pedestrian access through the site and through the building. This is primarily to allow access from the rear parking to the front of the stores and also serves to connect the bus stop on Elliot to the greenway trail.

The site is organized to place a majority of the parking to the rear and reduce the parking lot at the front of the site. The reduction of parking along Elliot is further defined by the introduction of a one story building that fronts directly on Elliot and provides landscape and streetscape opportunities to the design. Vehicular and pedestrian cross access between this site, Village Plaza and the Whole Foods center is accommodated and improved from the existing condition.

The building requested for the Village Plaza site is similarly located along Elliot reducing the parking area creating the opportunity for streetscape and landscape along Elliot Road.

All of the above are consistent with the Design Guidelines.



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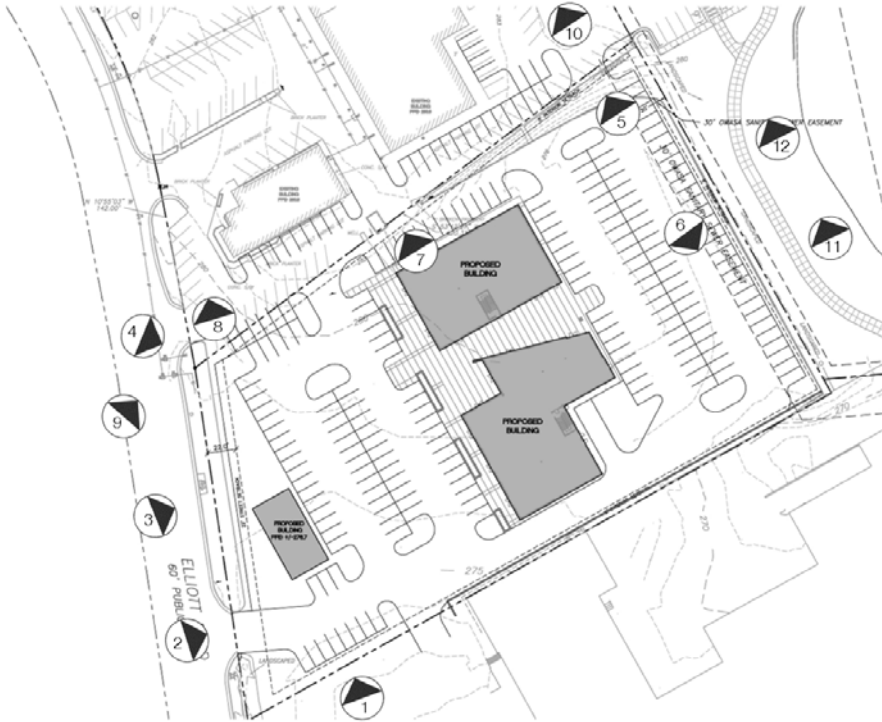
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Gurlitz
Architectural Group, PA

5310 South Alston Ave
Durham, NC 27713
919.489.9000 phone
919.463.8937 fax
gurlitzarchitects.com



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Village Plaza
Mixed Use
Chapel Hill, NC

APN# 07006

Schematic Set
Not For Construction

March 19, 2008

Scale: NTS
Site Photos

S1.01



Cole Jenest & Stone

Planning, Site Assessment
Architectural Design
Landscape Planning
Landscape Architecture
Civil Engineering
Urban Design

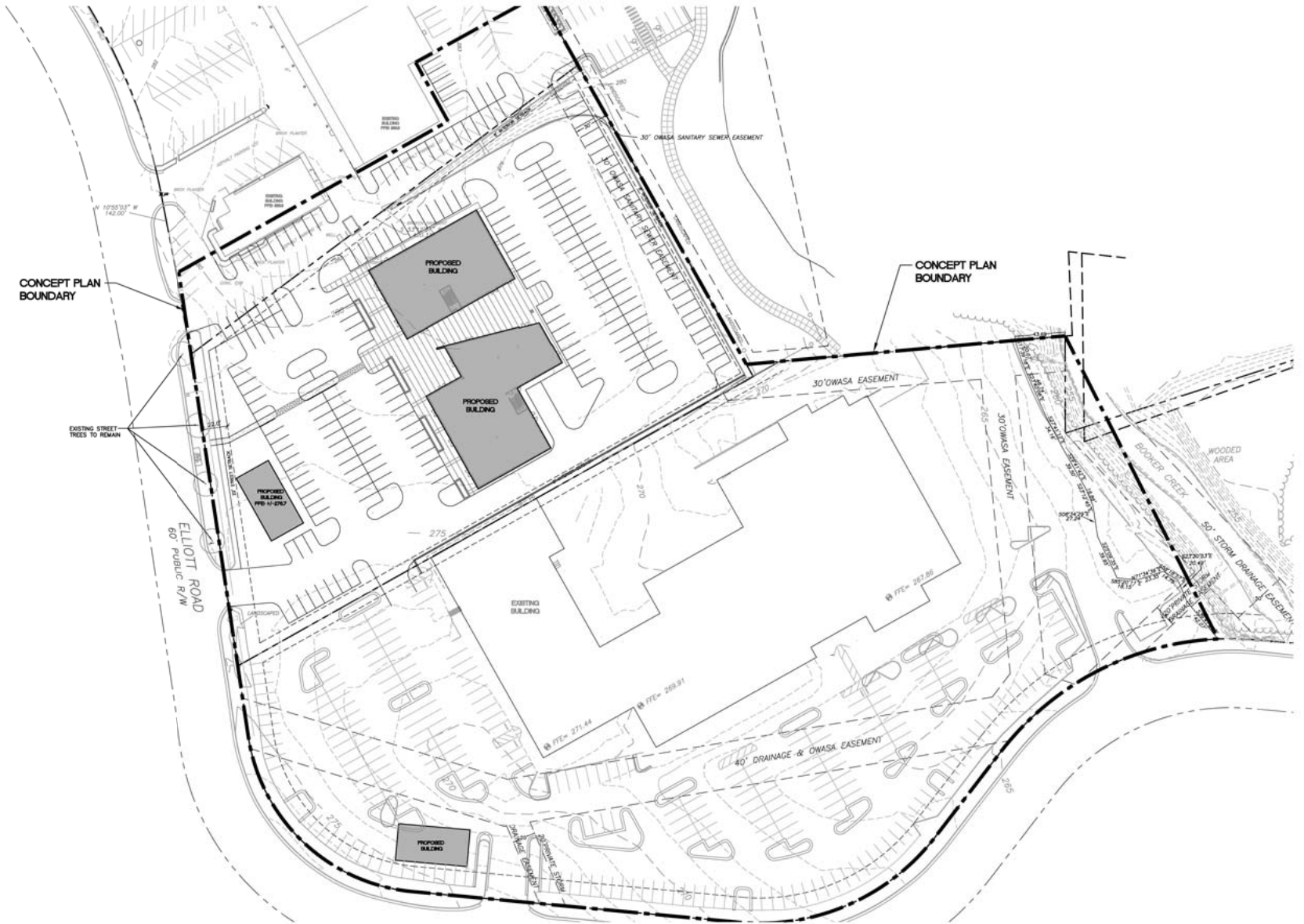
VILLAGE PLAZA - OFFICE AND RETAIL
GURLITZ ARCHITECTURAL GROUP

SCHEMATIC SITE PLAN - RETAIL/OFFICE/SURFACE PARKING - AERIAL

Project No. 50191 Issued 04.07.08

SCALE: 1"=40'
0 20 40 80





Cole Jenest & Stone

Surveying, Planning, Architecture
 Landscape Architecture
 Civil Engineering
 Urban Design

VILLAGE PLAZA - OFFICE AND RETAIL
GURLITZ ARCHITECTURAL GROUP

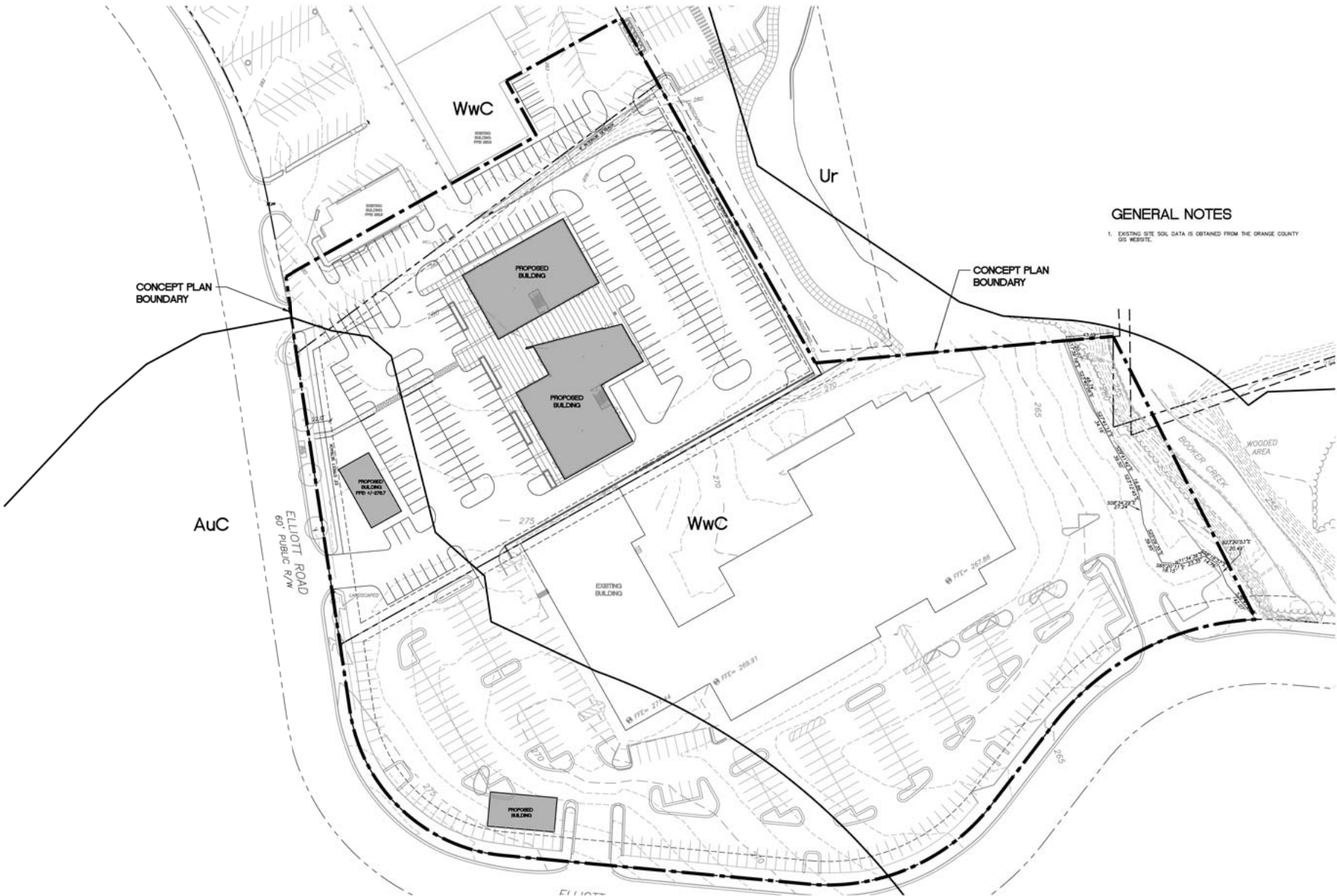
SCHEMATIC SITE PLAN - RETAIL/OFFICE/SURFACE PARKING

Project No. 50191 Issued 04.07.08



GENERAL NOTES

1. EXISTING SITE SOIL DATA IS OBTAINED FROM THE ORANGE COUNTY GIS WEBSITE.



Cole Jenest & Stone

Shaping the Environment
 Building the Possibilities

Land Planning
 Landscape Architecture
 Civil Engineering
 Urban Design

VILLAGE PLAZA - OFFICE AND RETAIL
GURLITZ ARCHITECTURAL GROUP

EXISTING SITE CONDITION - SOIL TYPES

Project No. 50191 Issued 04.07.08

SCALE: 1" = 40'





VILLAGE PLAZA OFFICE AND RETAIL





**Cole Jenest
& Stone**
Shaping the Environment
Realizing the Possibilities

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

VILLAGE PLAZA - OFFICE AND RETAIL
GURLITZ ARCHITECTURAL GROUP

NEIGHBORHOOD CONTEXT PLAN

Project No. 50191 Issued 04.07.08





VILLAGE PLAZA OFFICE AND RETAIL



VILLAGE PLAZA OFFICE AND RETAIL