

TOWN OF CHAPEL HILL

CONCEPT PLAN PROPOSAL

Applicant Information

Address: Tracy Parrott, PE

City: Hillsborough State: NC Zip: 27278

Phone (Work): (919) 732-3883 FAX: (919) 732-6676 E-Mail: tracy.parrott@summit-engineer.com

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

Name: John and James Woody Phone: (919) 841-4884

Address: 8341 Bandford Way, Suite 007

City: Raleigh State: NC Zip: 27615

Development Information

Name of Development: Old Chapel Professional Center

Tax Map: ⁴⁷⁸⁻⁰²⁻⁰¹⁹ N/A Block: B Lot(s): #8,9,10,11, and Cabin Old Chapel Hill Road #1-7
Parcel ID #: 140218,140219, and 140220

Address/Location: 5612, 5616,5620 Old Chapel Hill Road, Chapel Hill, NC 27514

Existing Zoning: R-1 New Zoning District if Rezoning Proposed: OI-2

Proposed Size of Development (Acres / Square Feet): 1.62 Ac / 70,520 SF

Permitted / Proposed Floor Area (Square Feet): Max. FAR .264 / 12,600 SF or 0.199

Minimum # Parking Spaces Required: 65 (see attached sheet) # Proposed: 65

Proposed Number of Dwelling Units: 2 buildings (see attached sheet)

Based on current zoning, R-1, 3 units/acre. Proposed zoning OI-2, # of units does not apply.

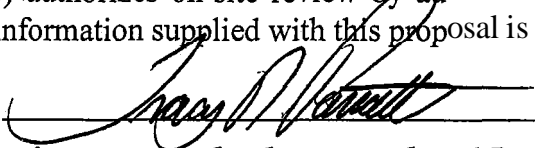
Existing / Proposed Impervious Surface Area (Square Feet): 7,640 SF / 148,700 SF

Is this Concept Plan subject to additional review by Town Council? Not at this time

Fee \$311

Submittal schedule attached

The undersigned applicant hereby certifies that: a) the property owner authorizes the filing of this proposal b) authorizes on-site review by an 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: 5/21/08

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

**Minimum and maximum number of parking and bicycle spaces
for Old Chapel Professional Center located in Non-Town Center Zoning**

<u>Proposed buildings</u>	<u>Min. parking</u>	<u>Max. parking</u>	<u>Bicycle spaces</u>
Building #1 – Office-type (2-story 12,600 SF)	29	33	3
Building #2 – Clinic (1-story 6,600 SF)	36	50	5

OLD CHAPEL PROFESSIONAL CENTER

5620 Old Chapel Hill Road
Chapel Hill, NC

COMMUNITY DESIGN COMMISSION CONCEPT PLAN PROPOSAL

Old Chapel Professional Center is a proposed professional office development located at 5620 Old Chapel Hill Road. The proposed development will feature two office buildings on a 2.2-acre tract with shared surface parking. A single story building (approximately 6,600sf) will house Emerge – A Child's Place, a clinic/treatment facility operated by Ms. Bonnie Hacker that specializes in pediatric occupational therapy, speech therapy and sensory integration treatment. A two-story companion building (approximately 12,600sf) will be developed for medical or other professional offices. The intent of Old Chapel Professional Center is to develop an office complex that blends with the natural setting of the property and provides a partially secluded, serene setting for the Emerge facility and other medical/professional offices.

The project site is currently zoned R-1 and will require rezoning. A request for rezoning to OI-2 will be submitted in conjunction with the Special Use Permit. The proposed project and desired land use are consistent with the January 14, 2008 Comprehensive Plan, which designates this area for Mixed Use, Office Emphasis land use. The project site is primarily surrounded by single-family residential properties, though a few exceptions exist. The large Blue Cross and Blue Shield Office complex is located due west of the project. Located to the southwest of the project along Old Chapel Hill Road is Willowbrook Apartment Homes, a multi-family residential complex. Further to the west along Old Chapel Hill Road, the Pickard Oaks development has been constructed and features duplex residential units. To the southeast of the project site, Kingdom Hall of Jehovah's Witnesses is located at the intersection of Old Chapel Hill Road and White Oak Drive. A Red Roof Inn exists approximately 1400 feet north of the project at the interchange of US 15/501 and I-40. Please refer to the enclosed location map (**Figure 1**) for an overview of the project area. Also enclosed with this submittal is a listing of all property owners within 1000 feet of the project. Please note that the listing is separated for Orange County and Durham County, with corresponding maps denoting the affected properties either by highlighting (Orange County) or by a 1000-foot radius demarcation (Durham County).

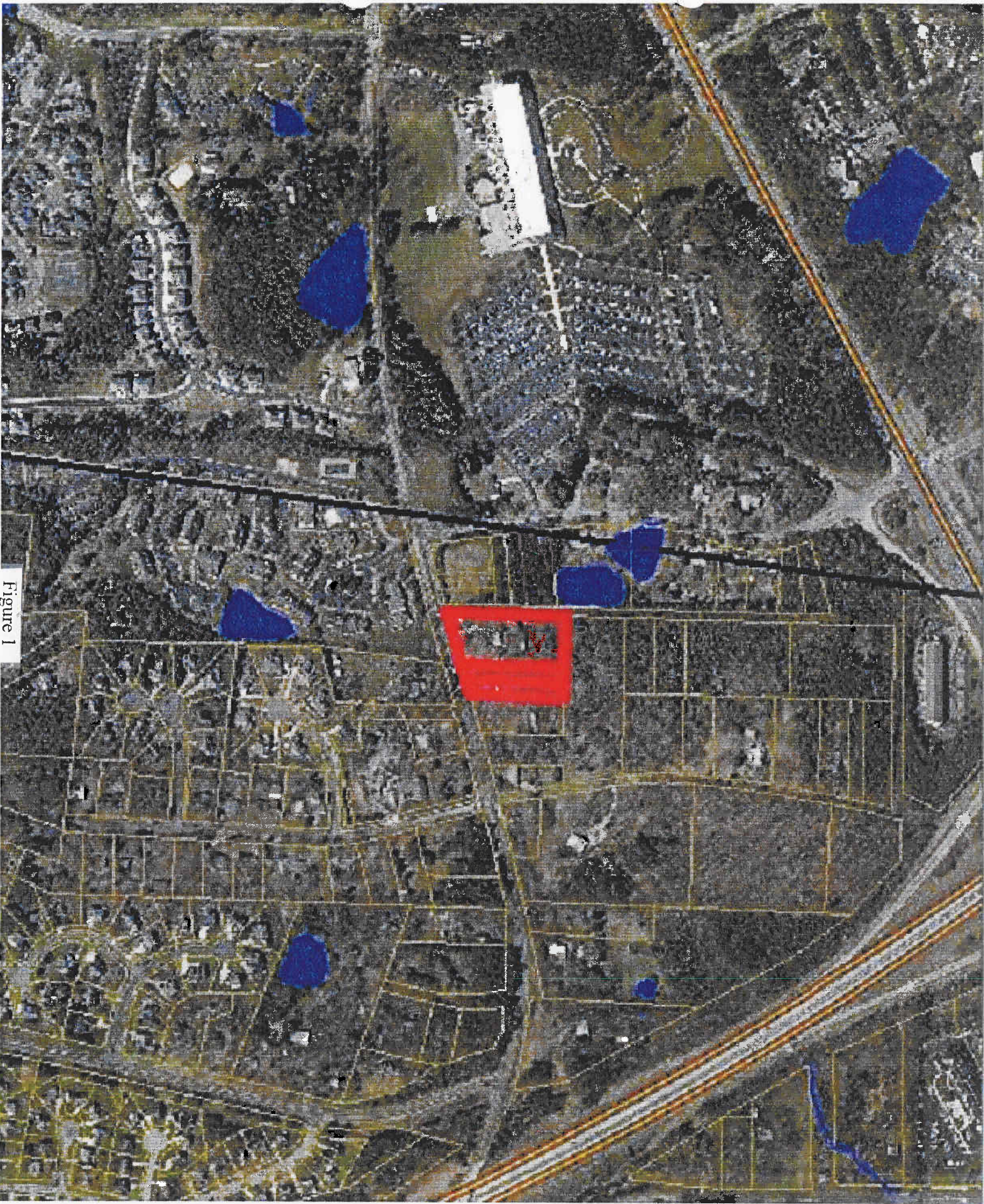


Figure 1

OLD CHAPEL PROFESSIONAL CENTER

5620 Old Chapel Hill Road
Chapel Hill, NC

DEVELOPMENT PLAN

An Existing Condition Sheet and a Preliminary Site Plan have been developed for the project and are included with this submittal. Site planning consideration has been given to two primary site characteristics— existing topography and existing trees/vegetation. To minimize grading within the site, buildings and parking areas are being positioned and oriented in the middle portion of the property along a slight topographical ridge that bisects the property from southwest to northeast. This configuration will facilitate maintaining the natural surface drainage pattern of the site to a large degree. The lowest area of the property is along the northernmost property line and will likely be used for stormwater management facilities.

The approximate location and size of significant existing trees have been determined and are shown on the Existing Condition Sheet. Whereas some of the existing trees internal to the site will be lost to the site development, emphasis has been placed on positioning and orienting the proposed site to retain many of the more significant trees along the Old Chapel Hill Road frontage. Site planning efforts also have been focused on retaining a considerable amount of the densely wooded area along the northern property boundary. As previously noted, site work in this area will likely involve stormwater management features which can be more readily integrated and blended with the natural terrain and existing vegetation.

In developing the project, it is anticipated that building construction will be undertaken in two phases with the Emerge clinic facility being the initial focus. All site work will be completed as part of Phase I, inclusive of site grading, building pad establishment, and parking lot construction. The second building pad will be brought to a pad-ready elevation and stabilized. Following construction and occupancy of the Emerge clinic, efforts will focus on the companion building. Construction of the companion building is anticipated to follow within 12-18 months, however is subject to market demand for professional/medical office space.

OLD CHAPEL PROFESSIONAL CENTER

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SITE ANALYSIS

As previously noted, the existing topography features a slight ridge crossing the site from southwest to northeast. From this ridge, the existing terrain slopes to the north at approximately 10% and to the south at approximately 6%. This results in the surface drainage being split by the ridge, with the southern portion of the site flowing to the existing roadside ditch along Old Chapel Hill Road and the northern portion flowing north to the swale located on the adjacent property. There are no hydrological or jurisdictional features (streams, ponds, etc.) located on the 2.2-acre tract. **Figure 2** provides a portion of the USGS Topographic Map (Chapel Hill & Southwest Durham Quadrangles) with the site denoted. As noted previously, the natural drainage pattern will be largely maintained as part of the site plan.

The tract previously served as single-family residential property. One wood frame dwelling and two mobile homes are located on the site, but none are currently occupied. There are several ancillary structures (carport, storage building, fences) located around the dwellings. The lawn areas of the dwelling are partially cleared with grass cover. Several trees exist within the lawn areas. Larger stands/groupings of trees border the lawn areas. The northern portion of the property is more densely wooded/vegetated, though with a higher volume of smaller species and varieties of the trees. Please refer to the Existing Condition Plan for approximate location and size of existing trees. USDA Soil Survey map, included herein as **Figure 3**, indicates the predominant soil type in the project area is White Store (Wsb, WsC). Also included with this submittal is a Photo Log of the existing property to provide context to this narrative and the enclosed plans.

(Joins sheet 25)

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FIGURE 3

TABLE 6.—Estimates of soil properties

Soil name and map symbols	Flood hazard	Depth to seasonal high water table	Depth to bedrock	Depth from surface of representative profile	USDA texture	Classification	
						Unified	AASHO
White Store: WsB, WsC, WsE, WwC2, WvE2, WwC, WwE. Urban land part of WwC and WwE too variable to estimate.	None-----	Feet > 1½	Feet > 4	Inches 0-6 6-35 35-60	Sandy loam----- Clay loam----- Weathered sandstone and shale.	SM, SM-SC CH, CL	A-4, A-2 A-7
Wilkes: WxE-----	None-----	> 6	> 2	0-6 6-13 13-40 40	Sandy loam----- Clay, clay loam----- Silt loam----- Bedrock.	SM, SM-SC CH, CL ML, CL-ML	A-2, A-4 A-7 A-4

¹ Rating applies to all layers of soil.
² NP is nonplastic.
³ Coarse fraction more than 3 inches in diameter is 30 percent.

significant in engineering—Continued

Percentage less than 3 inches in diameter passing sieve—				Liquid limit	Plasticity index	Permeability	Available water capacity	Reaction	Shrink-swell potential	Probability of corrosion on— ¹	
No. 4 (4.7 mm)	No. 10 (2.0 mm)	No. 40 (0.42 mm)	No. 200 (0.074 mm)							Uncoated steel	Concrete
95-100 95-100	90-100 90-100	60-95 75-100	30-50 70-95	Percent <25 45-90	NP-5 25-65	Inches per hour 2.0-6.0 <0.06	Inches per inch of soil 0.11-0.13 0.10-0.15	pH 4.5-6.0 4.5-6.0	Low----- High-----	High: drainage and texture.	Moderate: texture and reaction.
95-100 95-100 95-100	90-100 90-100 95-100	60-80 75-100 80-100	30-50 70-90 60-90	<25 45-90 <25	NP-4 25-65 NP-7	2.0-6.0 0.2-0.6 0.6-2.0	0.11-0.13 0.05-0.10 0.11-0.13	5.1-7.3 5.6-7.3 5.6-7.3	Low----- Moderate. Moderate.	High: texture.	Low.

⁴ Water table is at or near the surface.
⁵ Coarse fraction more than 3 inches in diameter is 15 to 25 percent.

STATEMENT OF COMPLIANCE

The proposed project and the preliminary site plan have been developed in accordance with the Town of Chapel Hill – Design Guidelines. As previously noted, the positioning and orientation of the buildings as presented herein reflect consideration of the natural topography and the location of the existing significant trees. The buildings are currently positioned to align with the natural ridge bisecting the property. Additionally, the two-story building has been positioned to the rear of the site to better conform to the lower topography and avoid excessive massing along the Old Chapel Hill Road frontage. Please refer to **Figure 4 – Massing Perspective** for a site representation as seen from Old Chapel Hill Road.

The proposed site configuration also allows for the natural drainage patterns to be largely maintained. Proposed stormwater facilities are tentatively to be located on the northern portion of the project site (in the area of the lowest elevation) and proximate to the natural swale/outfall on the adjacent property. Surface parking has been wrapped between the two buildings to create shared parking and facilitate pedestrian movement to either building. The curvature of the preliminary building and parking layout is further intended to soften and blend the development into the environment and avoid stark, contrasting components. An outdoor recreation facility (gazebo, picnic area) is included in the preliminary site plan and is positioned to provide a transitional space from the street buffer and existing trees to the proposed parking area. Additional consideration for recreational walking paths around the perimeter of the site may be possible as engineering design advances.

Although the proposed site plan is preliminary, we feel it meets the scope and spirit of, and therefore is in compliance with, the Town of Chapel Hill – Design Guidelines.



FIGURE - MASSING
4 PERSPECTIVE

OLD CHAPEL PROFESSIONAL CENTER

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SUMMARY

Though a change in land use, the proposed project and desired land use is consistent with the 2008 Comprehensive Plan. The existing conditions of the project site allow for this type of development without massive grading and wholesale disturbance of the site. The development can be situated on this site in manner that limits disturbance and retains existing vegetation, particularly a number of the significant trees along Old Chapel Hill Road. As previously noted, Old Chapel Professional Center is intended to be a partially secluded, serene setting for Emerge – A Child's Place and other professional offices. The owner welcomes the input of the Community Design Commission and the Town Council as the review process begins, and desires to make this a beneficial project for the Town of Chapel Hill.

Photo Log

I. Eastern piece of the property

Page 2

- View from Old Chapel Hill Road, looking N towards the mobile home.
- View from rear of the mobile home, looking N towards the shed.

Page 3

- View from the NE, looking SE towards the shed and rear of mobile home.
- View from the center driveway, looking E towards the mobile home.

II. Western piece of the property

Page 4

- View from across Old Chapel Hill Road, looking NW at the western portion of the property and the frame dwelling.
- View from the center driveway, looking NW towards the mobile home.

Page 5

- View from mid-interior of property, looking SW towards the property corner.
- View from SW corner, looking NE towards the frame dwelling.

Page 6

- View from mid-interior of property, looking S towards rear of the frame dwelling.
- View from the western property line, looking SE.

Page 7

- View from the mid-interior of property, looking W towards the property line.



(View from Old Chapel Hill Road, looking N towards the mobile home)



(View from rear of the mobile home, looking N towards the shed)



(View from the NE, looking SE towards the shed and rear of mobile home)



(View from the center driveway, looking E towards the mobile home)



(View from across Old Chapel Hill Road, looking NW at the western portion of the property and the frame dwelling)



(View from the center driveway, looking NW towards the mobile home)



(View from mid-interior of property, looking SW towards the property corner)



(View from SW corner, looking NE towards the frame dwelling)



(View from mid-interior of property, looking S towards rear of the frame dwelling)



(View from the western property line, looking SE)



(View from the mid-interior of property, looking W towards the property line)

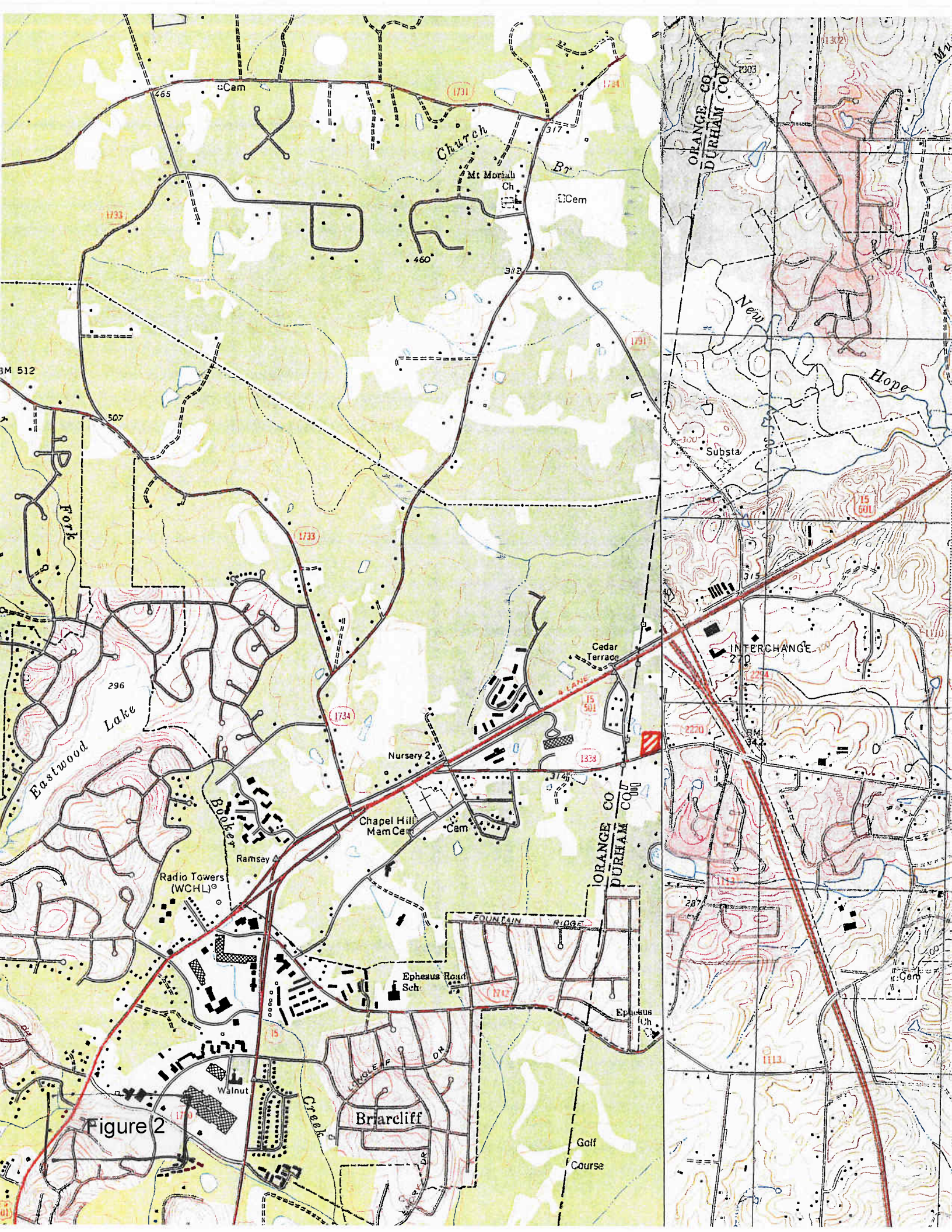


Figure 2