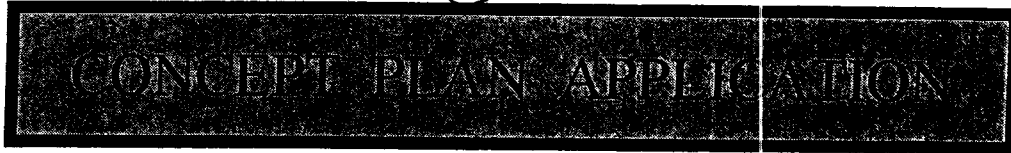


# TOWN OF CHAPEL HILL COMMUNITY DESIGN COMMISSION

(20)

**Applicant Information**

PHILIP N. POST, FOR

Name: TME INVESTMENTS MARK ANDREWS

Address: P.O. BOX 97608

City: RALEIGH State: NC Zip: 27624

Phone (Work): 929-1173 FAX: 493-6548

E-Mail: PPOST @ PPAENGINEERING.COM

**Development Information**

SPECIAL USE PERMIT - MINOR MODIFICATION

Name of Development: 501 EASTOWNE DRIVE

Tax Map: 7.26 -- 17M Block: -- Lot(s): 17M

Address/Location: 501 EASTOWNE DRIVE

Existing Zoning: OI-2 Is a Rezoning Proposed? NO

Proposed Size of Development (Acres): 3.796 AC.

Permitted Floor Area (Square Feet): 36,712 SF

Proposed Floor Area (Square Feet): 30,000 SF

Proposed Number of Dwelling Units: NONE

Minimum Number of Parking Spaces Required: 107

Proposed Number of Parking Spaces: 107

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

Signature:  Date: 8-25-2003

Please submit **20 sets** of all materials, 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. For confirmation of a meeting date and the placement of your request on the agenda, please call the Planning Department at (919) 968-2728.

# TOWN OF CHAPEL HILL COMMUNITY DESIGN COMMISSION CONCEPT PLAN APPLICATION SUMMARY OF REQUIRED INFORMATION

○ 1. Developer's Program

✓ 2. Existing Conditions \*

- Location Map (including all properties within 1,000 feet)
- Location of Existing Land Uses on Site and Surrounding Properties
- Easements/Rights-of-Way
- Photographs of Site/Surrounding Properties (provide a context)

✓ 3. Site Analysis (Site Summary or Individual Maps) \*

- Topography (i.e. aerial, USGS)
- Slopes
- Hydrological Features (streams, ponds, Resource Conservation District)
- Drainage Patterns
- Vegetation (approximate location of significant trees and plant communities)
- Soil Types
- Sun/Shade Patterns
- Other Special Features

✓ 4. Conceptual Plan \*

- General Location of Proposed Structures
- Parking Areas
- Open Spaces and Landscaped Areas
- Conceptual Recreation Areas
- Conceptual Building Masses
- Conceptual Utility Locations (optional)
- Conceptual Grading Plan (optional)

○ 5. Statement of Compliance with Town's Design Guidelines

✓ 6. Mailing List (all properties within 1,000 feet)

✓ 7. Stamped, Pre-Addressed Envelopes for all Property Owners within 1,000 feet of proposed development (do not use "peel and stick" envelopes).

✓ 8. Reduced copies (8½" x 11") of the Location Map (including all properties within 1,000 feet) and the Concept Plan.

\* Maps, plans, etc. may be submitted in any size (8½"x14", 11"x17", 24"x36", or larger) as long as all information is clear and legible. Materials must be collated and folded to fit into a 12" x 15" envelope.

Eastowne 501 Office Building  
Minor Modification to Special Use Permit

Concept Plan Application  
Developer's Statement and Statement of Compliance with Town Guidelines

A. What exactly is being proposed?

This request is for a minor modification to an existing Special Use Permit.

On November 12, 2001 Chapel Hill Town Council approved a special use permit for a two and three-story office building at 501 Eastowne Drive. The SUP remains valid and in force; a summary of the key approval stipulations in the SUP follows:

- 36,709 Square Feet of Floor Area, 2 and 3 story office building
- 131 parking spaces (18 spaces under the building; 113 surface spaces).

The developer, TME Investments, is requesting a minor modification to reduce the scale of the SUP to the following size:

- 30,000 Square Feet of Floor Area, 1 and 2 Story Office Building;
- 107 parking spaces (107 surface spaces).

In summary, as a result of this minor modification, the building size would be reduced by 6,709 square feet; the total number of parking spaces would be reduced by 24 spaces, with the 18 under-building spaces being eliminated, along with 6 surface spaces eliminated.

Other than the modification above, the applicant proposes that all other provisions and stipulations of the approved SUP remain unchanged.

B. Developer's Statement

The market for commercial office space in Chapel Hill has changed dramatically since this SUP was submitted in 2000 and approved in late 2001.

TME Investments believes that a smaller building, and smaller surface parking area will better meet the needs of the market, as well as meet the LUMO development guidelines of the Town of Chapel Hill: to minimize the impacts of development.

Specifically, the minor modification will result in surface parking spaces being located near the door of each office. The existing SUP calls for a 3 story building on the south side and a 2 story building on the north; one entire floor of the building would have no direct access to parking spaces.

The proposed modification calls for a 2 story building on the south side, a one story building on the north side and both floors would have direct access to the surface parking spaces.

The chart below compares the reduced impact, in every category, which would result from this modification:

<u>Item</u>	<u>2003 SUP</u>		<u>Difference</u>	<u>%Reduction</u>
	<u>Modification</u>	<u>2001 SUP</u>		
1. Floor Area	30,000 SF	36,709 SF	<6,709 SF>	18.3%
2. Stories	1/2	3/2	reduce 1 floor	33%
3. Parking Spaces	107	131	<24>	18.3%
4. Bicycle Spaces	14	14	None	No change
5. Impervious Surface	60,752 SF	60,981 SF	<229 SF>	0.4%
6. Car Movement/Storage	36,763 SF	38,338 SF	<1,575 SF>	4.1%
7. Under-Building Parking	None	18	18	N/A
8. Surface Parking	107	113	6	5.3%
9. Area (Woods) Left Undisturbed	38,247 SF	35,095 SF	3,152 SF	9.0% increase in undisturbed

As you can see from the above chart, the scale and impact of the project has been reduced in every category.

### C. Statement of Compliance with Town Guidelines

The original 2001 SUP was approved unanimously by the Planning Board and the Chapel Hill Town Council.

The Modification proposes that all stipulations, except for building size and parking, remain unchanged.

The smaller building and surface parking areas in the Modification will result in more woodland being preserved and less impervious surface. All runoff from the parcel flows across the rear of Eastowne Office Park (almost every lot has been fully developed) and thence under Interstate 40 and to New Hope Creek. This drainage pattern does not affect any residentially developed or zoned parcels. In the Modification, all runoff from the building, parking areas and some of the landscaped and undisturbed areas will be routed into a proposed bio-retention and detention basin. The basin is drained into the undisturbed, flat area along the drainageway (outside of the RCD) through a 15" RCP with a 6.9" diameter orifice plate. The basin reduces runoff from the 1-year and 2-year storms for the entire lot to below pre-construction levels. The 25-year storm runoff is reduced by 6.3% by the basin. Runoff quality will be enhanced because of the bio-retention features of the basin. These measures will conform with LUMO requirements.

With regard to traffic, the Town Manager has issued an exemption for a new traffic study. The exemption is based upon the fact this Modification will result in reduced traffic impacts as compared to the currently approved SUP.

To the best of the applicants' knowledge, this Modification will result in the following outcomes, when compared with the current SUP:

- Smaller Building (30,000 SF vs 36,709 SF)
- Reduced Parking (107 Spaces vs 131 spaces)
- Reduced Traffic Impacts
- Greater Area of Woods left undisturbed (9% increase)
- Reduced Building Height (1 and 2 story vs 2 and 3 story)
- Slightly Less Overall Impervious Surface (0.4% reduction)
- Bio-Retention and Detention to help meet LUMO runoff guidelines
- Less surface parking (107 spaces vs 113 spaces)
- All other requirements, stipulations and provisions will remain unchanged.

Based on the above outcomes, the Applicant requests approval of this Minor Modification.

