

**CONCEPT PLAN APPLICATION**

***Applicant Information***

Name: The Design Response, Inc.

Address: 1014 High House Road, Suite 100

City: Cary State: North Carolina Zip: 27513

Phone (Work): 469-2080 FAX: 469-6633 E-Mail: jsmyre@thedesignresponse.com

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

Name: Dobbins Hill Apartments LTD Ptns. c/o Crosland Phone: (919) 754-8990

Address: 4000 Westchase Boulevard, Suite 390

City: Raleigh State: North Carolina Zip: 27607

***Development Information***

Name of Development: Dobbins Hill Apartments (Phase II)

Tax Map: 27 Block: B Lot(s): 3 Parcel ID#: 9799-59-4073

Address/Location: Dobbins Drive, Chapel Hill, NC 27514

Existing Zoning: Residential-4 (R-4) New Zoning District if Rezoning Proposed: N/A

Size of Development (Acres/Square Feet): 7.4 AC / 322,400 SF (GLA)

**Floor Area**

Permitted Floor Area: 74,152 SF (per existing R-4 zoning)

Existing Floor Area: 55,690 SF

Proposed New Floor Area: 39,810 SF

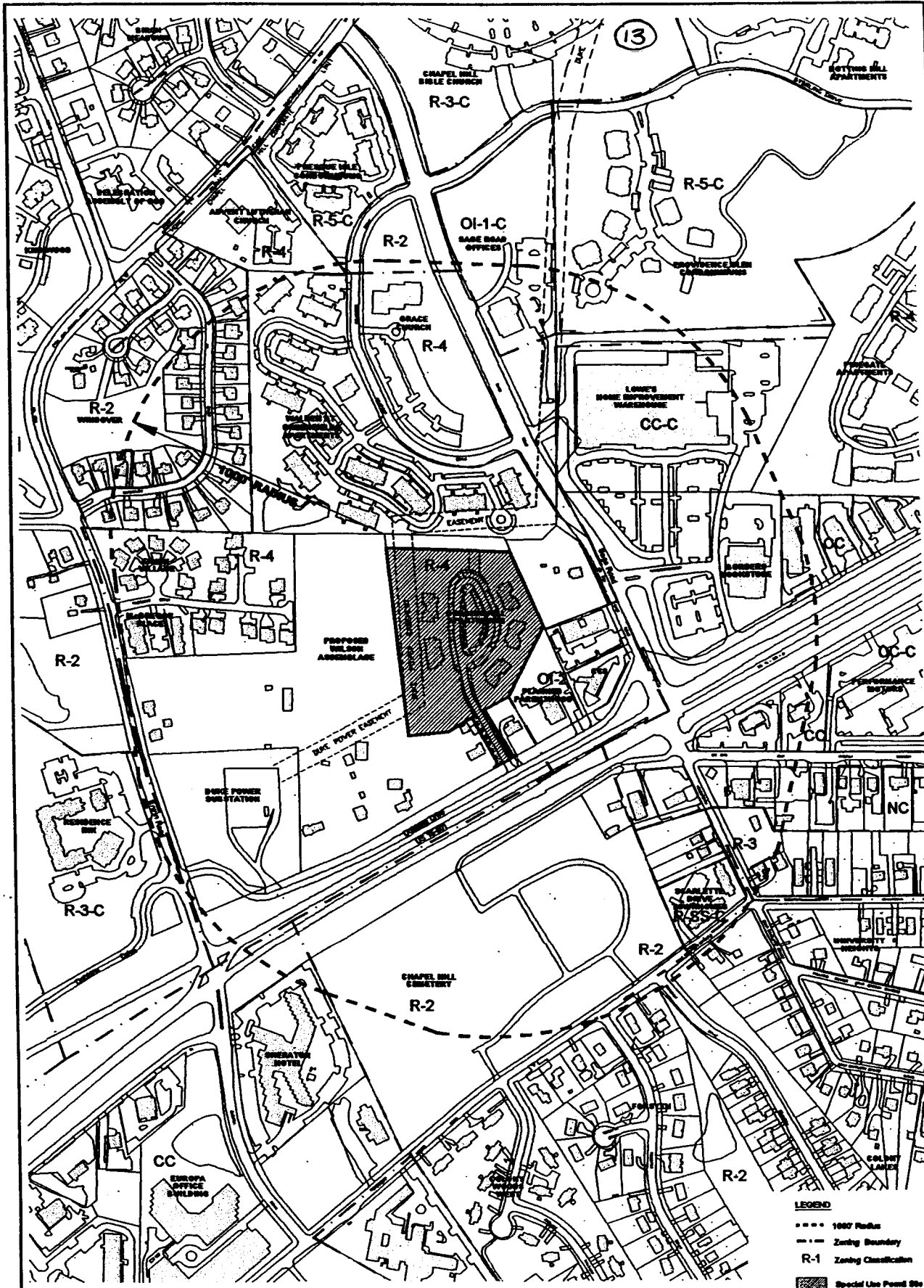
Total Floor Area (existing + proposed): 95,500 SF (requesting modification of regulations)

**Dwelling Units**

Existing # of Dwelling Units: 55

Proposed # of New Dwelling Units: 32

Total # of Dwelling Units (existing + proposed): 87



|             |                 |
|-------------|-----------------|
| DATE        | 12/28/81        |
| DESIGNER    | T. W. B. P.     |
| ENGINEER    | B. K.           |
| JOB NO.     | 81-001          |
| SHEET NO.   | C-2             |
| OF 4 SHEETS | DATE: REVISION: |

# DOBBINS HILL APARTMENTS

Chapel Hill, North Carolina

## Area Map



**The Design Response, Inc.**  
 300 S. High Street Road, Suite 200  
 Cary, NC 27513  
 (919) 450-2000 Fax (919) 450-0027

**Dobbins Hill Apartments  
(Phase II)**

**CONCEPT PLAN  
INFORMATION**

**Prepared by:**

***The Design Response, Inc.***

**January 2005**

## I. Applicant/Developer Information

### *The Developer*

The developer for the second phase of the Dobbins Hill Apartment community will be **Crosland, Inc.** Crosland is one of the Southeast's leading diversified real estate companies, with experience building and managing residential, office and commercial developments.

Crosland's mission is to design, develop and manage properties that make communities better places to live, work and shop. Originally founded by John Crosland, Sr., in 1937, Crosland has a long-term commitment to community-oriented development, responsible stewardship, and to the provision of affordable housing. Consistent with this commitment, Crosland developed the original Dobbins Hill Apartment development in Chapel Hill during the mid-1990s, and most recently completed the Apartments at Meadowmont.

Crosland operates out of a home office in Charlotte, North Carolina, and does business in North Carolina, South Carolina, Georgia and Tennessee. In the year 2000, Crosland opened an office in Raleigh to help better serve the Triangle area.

### *The Consultants*

**Jack Smyre, PE, AICP**, is serving as the lead applicant for the proposal. Jack Smyre is the principal for **The Design Response, Inc.**, a local land planning and consulting firm, and he has been working with various developers in the greater Chapel Hill area for approximately two decades. He has previously been actively involved with many projects in Chapel Hill, including the original Dobbins Hill Apartment development, and the recently developed Vineyard Square Townhomes (formerly known as The Homestead).

**Jeff Davis, AIA**, who is a principal for **JDavis Architects**, is serving as the architect for this project. Jeff Davis has been involved in several office, commercial and residential developments throughout the Triangle area. In Chapel Hill, Jeff Davis has been involved with several projects including the Meadowmont Village Center, where commercial space and residential units are vertically mixed. As part of his involvement in Meadowmont, Jeff Davis also donated his time to the Orange County Housing Development Corporation and assisted with the architecture for the Meadowmont Affordable Townhomes.

The **John R. McAdams Company, Inc.**, who served as engineer for the original Dobbins Hill project, will provide engineering services for the second phase of this community. Originally founded in 1979, the John R. McAdams Company, Inc., has offices in Research Triangle Park and Charlotte, and has been involved in a wide variety of local projects over the past two and a half decades.

## V. Statement of Compliance with Town Design Guidelines

Although the site is largely developed and this proposal only disturbs a portion of the site, it is worth noting that the project has been designed and developed in accordance with the Town's Design Guidelines in the following manner:

- Significant existing tree masses have been preserved throughout the site, providing visual interest, natural green space, and effective buffers throughout the site.
- The uses on the site have been adapted and located so as to match the features of the pre-existing terrain, instead of altering the terrain to suit the use.
- Slopes and tree cover have been preserved to the fullest extent possible.
- Pockets of existing trees have been protected and used to minimize the off-site visibility of parking on this site, while also serving to enhance the site's visual impact.
- Natural vegetation, supplemental landscaping, and topography have been effectively utilized so as to hide parking areas from adjoining properties and the public right-of-way.
- Impervious surfaces on the site are limited to less than 36 percent of the gross acreage of the site.

## VI. Statement of Consistency with the Town's Comprehensive Plan

This conceptual plan is consistent with the Town's 2000 Comprehensive Plan, and furthers several of the goals and objectives that are identified in the Comprehensive Plan. The relationship of this conceptual plan with these individual goals and objectives is discussed below.

Goals:

- *"Create and preserve affordable housing opportunities."*
- *"Increase the availability of well-designed, affordable, safe and sanitary housing for all citizens of Chapel Hill."*
- *"Explore methods for insuring lasting affordability of housing units."*
- *"Make it easier for people to live and work in Chapel Hill."*

Response: Phase II of the Dobbins Hill Apartments proposes to create 32 additional permanently affordable housing opportunities for the greater Chapel Hill community. These additional affordable housing units will serve to ensure that a portion of Chapel Hill's housing stock will remain affordable to low and moderate income families in the future. Furthermore, the provision of these affordable units will create safe and sanitary housing that will be available to citizens earning less than 60% of the area's median income. Consequently, this development will make it easier for people to afford to live and work in Chapel Hill.