

NORTH WHITE OAK DRIVE CONCEPT PLAN



DEVELOPER
DAVIS DEVELOPMENT
403 CORPORATE CENTER DRIVE, SUITE 201
STOCKBRIDGE, GEORGIA 30281

CONTACT LANCE CHERNOW
PHONE 770.474.4345
EMAIL LANCE.CHERNOW@DAVISDEVELOPMENT.COM



ARCHITECT
GEHEBER LEWIS ASSOCIATES
1325 LOGAN CIRCLE NW
ATLANTA, GEORGIA 30318

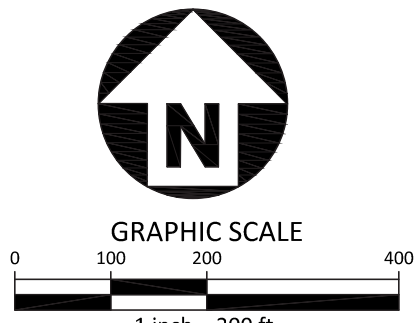
CONTACT BRIAN KEMPTON
PHONE 407.355.4377
EMAIL BKEMPTON@GLAATL.COM



CIVIL ENGINEER
MCADAMS
2905 MERIDIAN PARKWAY
DURHAM, NORTH CAROLINA 27713

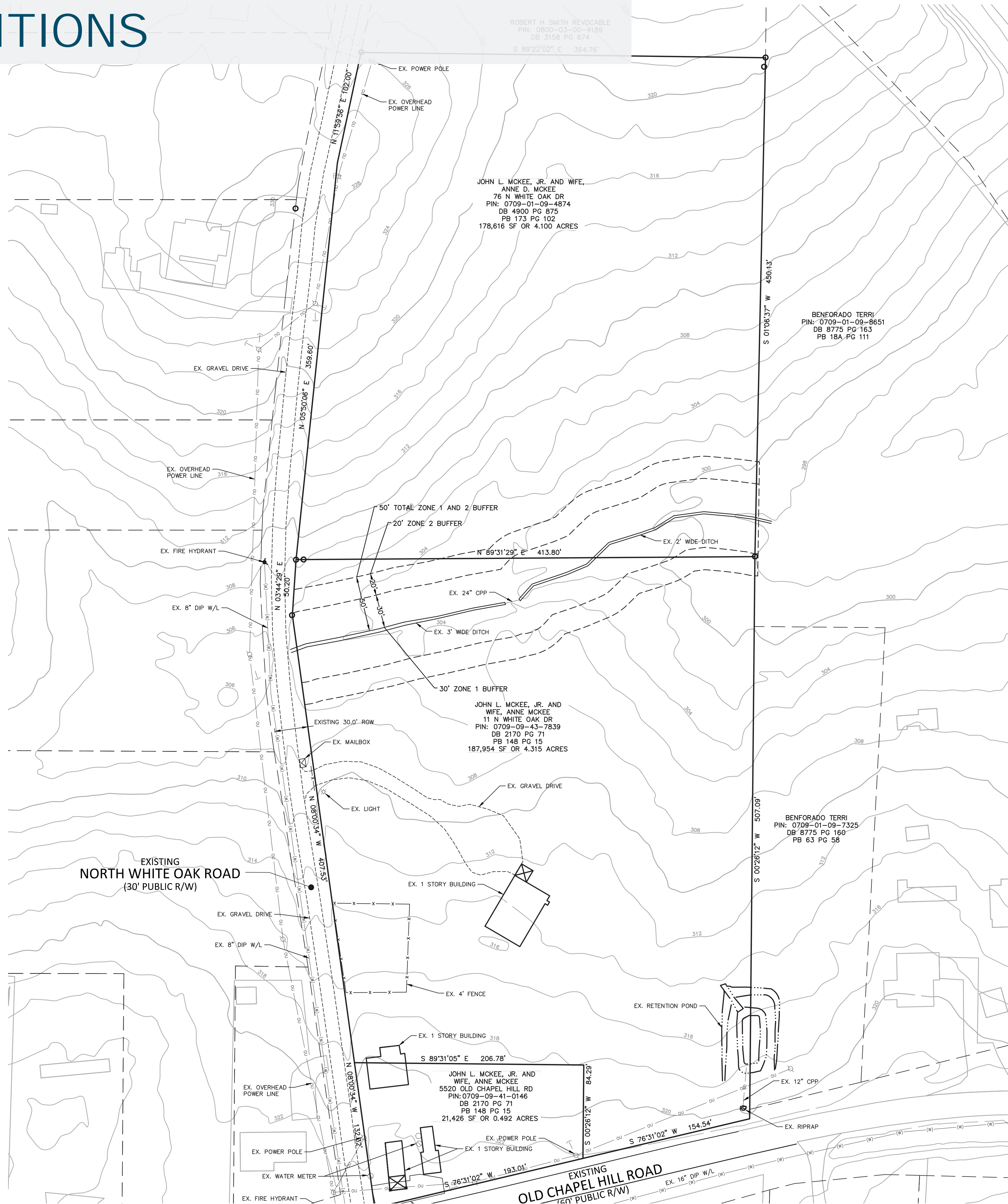
CONTACT SPENCER CHRISTIANSEN
PHONE 919.287.0722
EMAIL CHRISTIANSEN@MCADAMSCO.COM

AREA MAP

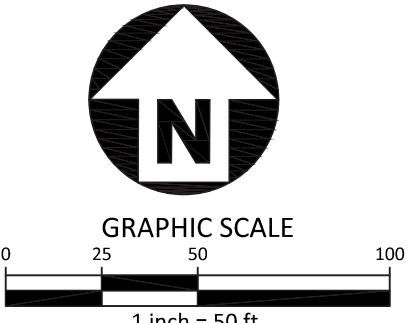


PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

EXISTING CONDITIONS



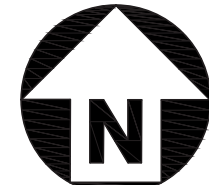
LEGEND			
⊙	SANITARY SEWER CLEANOUT	⌚	MAIL BOX
⌚	WATER VALVE	—	SIGN
⊗	WATER METER	⊗	WELL
⊗	FIRE HYDRANT	⊗	WATER MANHOLE
☆	LIGHT POLE	—SD—	STORM DRAIN PIPE
⌚	POWER POLE	—OU—	OVERHEAD UTILITY LINES
⌚	CURB INLET	—W—	WATER LINE
		—SS—	SANITARY SEWER LINE
		—T—	TELEPHONE LINE
		—G—	GAS LINE
		—UE—	UNDERGROUND ELECTRIC
		—UT—	UNDERGROUND TELEPHONE
		—X—X—	FENCE LINE



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

STEEP SLOPES PLAN

ROBERT H. WITH REVOCAS
PIN: 0800-03-00-4189
DB 3158 PG 874



GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

CONCEPT SITE PLAN



CONCEPT ELEVATION





Concept Plans are intended to be an opportunity for the Town Council and some Boards and Commissions, and the community to review and consider major development proposals and their potential benefits and impacts. Applicants propose a Concept Plan with the expectation of receiving feedback on their development idea.

The following are questions that the Council may ask of an applicant during the discussion of a Concept Plan. The attached application addresses the topics below. Please contact our staff if you have any questions or if we can provide additional information (planning@townofchapelhill.org)

1. Would this project demonstrate compliance with the Comprehensive Plan?
 - a. Compliance with:
 - Small Area Plan
 - Overlay Zone / NCD
 - Study Area:
 - Land Use Plan
2. Would the proposed project comply with the Land Use map?
3. Would the proposed project require a rezoning?
4. What is the proposed zoning district?
5. Would the proposed project require modifications to the existing regulations?
6. If there is a residential component to the project, does the applicant propose to address affordable housing?
 - Has the applicant presented its Concept Plan to the Housing Advisory Board (this is a voluntary step in the process)?
 - Has the applicant met with appropriate Town staff to discuss affordable housing policy, expectations and options?
 - Is the project for ownership or rental?
7. Are there existing conditions that impact the site design (i.e. environmental features such as RCD, slopes, erosion and sedimentation, retention of trees and tree stands, stormwater drainage patterns, significant views into and out of the site)
8. Has the applicant addressed traffic impacts? Traffic and circulation issues?
9. How is the application compatible with the surrounding neighborhood and/or district?
10. Has the applicant discussed the project with adjacent neighbors?



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 0709-09-41-0146, 0709-09-43-7839, 0709-01-09-4874 Date: 2/15/2022

Section A: Project Information

Project Name: White Oak Drive Multifamily
Property Address: 11 N White Oak Dr Zip Code: 27707
Use Groups (A, B, and/or C): A Existing Zoning District: R-1
Project Description: Multifamily apartments

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: McAdams
Address: 2905 Meridian Parkway
City: Durham State: NC Zip Code: 27713
Phone: 919-361-5000 Email: hardesty@mcadamsco.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: Jessie Hardesty Date: 2/21/22

Owner/Contract Purchaser Information:

☐ Owner

☒ Contract Purchaser

Name: Davis Development
Address: 403 Corporate Center Drive, Suite 201
City: Stockbridge State: Georgia Zip Code: 30281
Phone: 770-474-4345 Email: lance.chernow@davisdevelopment.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: [Signature] Date: 2/21/22



Concept Plan Project Fact Sheet

Site Description	
Project Name	N White Oak Drive Multifamily
Address	11 N White Oak Dr
Property Description	corner of Old Chapel Hill Rd and White Oak Dr
Existing Land Use	Single family and vacant
Proposed Land Use	Multifamily
Orange County Parcel Identifier Numbers	0709-01-09-4874, 0709-09-43-7839, 0709-09-41-0146 (Durham County)
Existing Zoning	R-1
Proposed Zoning	R-6
Application Process	Concept Plan, CZP, ZCP
Comprehensive Plan Elements	See Compliance Statments
Overlay Districts	No Overlays

Topic	Requirement	Proposal	Status
Use/Density (Sec 3.7)	15 du/ac	45 du/ac	
Dimensional Standards (Sec. 3.8)	North: 8' South: 20' East: 6' West: 20'	North: 8' South: 20' East: 6' West: 20'	
Floor area (Sec. 3.8)	.303	>.303 modification will be requested	
Modifications to Regulations (Sec. 4.5.6)		density, floor area	
Adequate Public Schools (Sec. 5.16)	LUMO	Comply with LUMO	
Inclusionary Zoning (Sec. 3.10)	None required for rental products	Affordable housing plan to be developed with CZP	
Landscape			
Buffer – North (Sec. 5.6.2)	10' Type B	10' Type B	
Buffer – East (Sec. 5.6.2)	10' Type B	10' Type B	
Buffer – South (Sec. 5.6.2)	15' Type B	15' Type B	
Buffer - West (Sec. 5.6.2)	15' Type B	15' Type B	



Tree Canopy (Sec. 5.7)	30%	30%	
Landscape Standards (Sec. 5.9.6)	LUMO	Meet code requirements	
Environment			
Resource Conservation District (Sec. 3.6)	LUMO	RCD area to remain undisturbed	
Erosion Control (Sec. 5.3.1)	LUMO	Meet code requirements	
Steep Slopes (Sec. 5.3.2)	LUMO	See existing conditions sheet	
Stormwater Management (Sec. 5.4)	LUMO	Underground	
Land Disturbance	LUMO	9.4 acres	
Impervious Surface (Sec. 3.8)	50%	60%	
Solid Waste & Recycling	Solid waste management plan	plans provided at later date, meet code requirements	
Jordan Riparian Buffer (Sec. 5.18)	LUMO	Yes, only disturbed for pedestrian crossing and construction of White Oak Dr	
Access and Circulation			
Road Improvements (Sec. 5.8)	TBD	TBD	
Vehicular Access (Sec. 5.8)	LUMO/ Design Manual	Access from Old Chapel Hill Rd and N White Oak Dr	
Bicycle Improvements (Sec. 5.8)	TBD	TBD	
Pedestrian Improvements (Sec. 5.8)	TBD	TBD; sidewalks throughout project	
Traffic Impact Analysis (Sec. 5.9)	Required by LUMO	To be conducted with CZP	
Vehicular Parking (Sec. 5.9)	LUMO	Two parking decks - 820 spaces total (410 each) Guest parallel spaces - 28	
Transit (Sec. 5.8)	Nearest transit stop on Huse St	N/A	
Bicycle Parking (Sec. 5.9)	1 per 4 du	95 spaces	
Parking Lot Standards (Sec. 5.9)	LUMO/ Design Manual	Meet code requirements	
Technical			



Fire	LUMO/Design Manual	Meet code requirements	
Site Improvements		TBD	
Schools Adequate Public Facilities (Sec. 5.16)	TBD	TBD	
Recreation Area (Sec. 5.5)	.05	> .05	
Lighting Plan (Sec. 5.11)	LUMO	To be developed with CZP	
Homeowners Association (Sec. 4.6)	LUMO	TBD	

Symbol	Meaning	Symbol	Meaning
	Meets Standard	M	Modification necessary
NA	Not Applicable	UNK	Not known at this time



Checklist

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning and Sustainability at (919)968-2728 or at planning@townofchapelhill.org.

<input checked="" type="checkbox"/>	Application fee (refer to fee schedule)	Amount Paid \$	<input type="text" value="\$380"/>
<input checked="" type="checkbox"/>	Pre-application meeting – with appropriate staff		
<input checked="" type="checkbox"/>	Digital Files - provide digital files of all plans and documents		
<input checked="" type="checkbox"/>	Concept Project Fact Sheet		
<input checked="" type="checkbox"/>	Statement of Compliance with Design Guidelines (1 copies)		
<input checked="" type="checkbox"/>	Statement of Compliance with Comprehensive Plan (1 copies)		
<input checked="" type="checkbox"/>	Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)		
<input checked="" type="checkbox"/>	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
<input checked="" type="checkbox"/>	Mailing fee for above mailing list	Amount Paid \$	<input type="text" value="\$112"/>
<input checked="" type="checkbox"/>	Developer's Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:		
	<ul style="list-style-type: none">• Natural features of site• Access, circulation, and mitigation of traffic impacts• Arrangement and orientation of buildings• Natural vegetation and landscaping• Impact on neighboring properties• Erosion, sedimentation, and stormwater		
<input checked="" type="checkbox"/>	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals		
<input type="text" value="n/a"/>	Reduced Site Plan Set (reduced to 8.5"x11")		

Plan Sets (1 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000' notification boundary

Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location

DEVELOPER'S PROGRAM

Davis Development is proposing a new project consisting of a luxury multifamily community of up to 381 dwelling units located on an approximately 9-acre site at the northeast corner of the intersection of Old Chapel Hill Road and North White Oak Road (the "Project").

Current Natural Features of the Land. The land is bisected by a non-jurisdictional stream with the southern area including a single-family residence and a cleared area for a backyard. Land north of the stream is undeveloped. The topography slopes significantly from both the northern and southern end of the project towards the stream feature. Given the topography, development of the land for large commercial uses will be challenging, while multifamily buildings allow for greater flexibility in design. Additionally, the natural conditions of the land (stream and topography) provide unique opportunities for design that will be incorporated into the Project.

The Project.

- ***The Vision.*** The Project seeks to provide quality, modern urban living experiences for its future residents and to create a pedestrian oriented, walkable environment along its roadway frontages for the benefit of the larger community. The project contributes to the recent development trends that provide quality pedestrian edges, elimination of surface parking lots, and an emphasis on quality design that has visual interest within the pedestrian realm and to the broader community.
- ***The Improvements.*** The Project achieves these goals by proposing two (2) buildings of approximately 180 units each. Surface parking has been eliminated in favor of parking garages that will be wrapped by dwelling units thereby minimizing the visibility of the parking garage from adjacent public rights-of-way and neighboring properties. All loading activities, such as trash, delivery, and move-ins, will also occur at a screened loading area located on the east side of the buildings away from public view.
- ***Amenities and Landscaping.*** The Project will contain generous amenities (clubroom, fitness center, business center, resort pool and spa, coffee stations) together with dwelling unit upgrades for cabinetry, countertops and appliances. Davis Development also prides itself on installing mature and lush landscaping to accent the rich design of the exterior elevations of the buildings. To the extent feasible, natural vegetation will be preserved.
- ***Access.*** The buildings will be accessed by vehicles via a parking garage entrance along North White Oak Road. North White Oak Road is currently a dirt road. As part of the Project, Davis Development will improve North White Oak Road into a pedestrian-friendly road with parallel parking. The Project will seek to interact with both North White Oak Road and Old Chapel Hill Road by creating a pedestrian-friendly environment with paths from the individual ground level units and other building entry areas.
- ***Stormwater.*** Davis Development anticipates all storm water quality and detention requirements to be met with underground control measures. Our engineers will work with Town staff to assure minimal adverse impacts and full compliance with the latest standards.

Also, the Project will be designed to incorporate any Town or other setbacks or buffers relating to the non-jurisdictional stream.

Surrounding Neighborhood. The land is located at the intersection of Old Chapel Hill Road and North White Oak Road. Old Chapel Hill Road has recently been improved and provides convenient access to both I-40 and Durham Chapel Hill Road. The land is also in an area that is redeveloping away from large lot single family residences due to its proximity to a number of high-end urban amenities including retail and dining as well as nearby to major employers. Given the property's proximity to retail and office employment opportunities, the Project provides an opportunity to add residential units to support the existing and future retail and employment uses, thus improving the diversity of housing in the larger surrounding area and improving connectivity for those residents who desire to live near jobs and services within the Chapel Hill area.

February 15, 2022

Judy Johnson
Town of Chapel Hill Planning Department
405 Martin Luther King Jr Boulevard
Chapel Hill, North Carolina 27514

RE: N White Oak Drive Statements of Compliance with the Comprehensive Plan and Design Guidelines

STATEMENT OF COMPLIANCE WITH COMPREHENSIVE PLAN

The Davis Development multi-family submittal is proposed in accordance with the CH2020 Comprehensive Plan. The proposed plan addresses the following themes with their corresponding goals: A Place for Everyone, Community Prosperity and Engagement, Getting Around, Good Places, New Spaces, Nurturing our Community, and Town and Gown Collaboration. Similarly, it meets the intent of the North 15-501 Corridor future land use initiative.

THEME 1: A PLACE FOR EVERYONE

One of the goals of Theme 1 is to provide a range of housing options for current and future residents. This property is located within the North 15-501 Corridor, and the Future Land Use Map Update to Chapel Hill 2020 shows the sub areas of the corridor, calling out various land uses and densities. This sub-area calls for multi-family residential, which would be fulfilled with this proposal. Multi-family residential will contribute to the mix of housing options and land uses in the area overall. Providing housing central to so many existing commercial nodes gives residents access to nearby opportunities.

THEME 2: COMMUNITY PROSPERITY AND ENGAGEMENT

A goal of Theme 2 is to promote a safe, vibrant, and connected community as well as foster success of local businesses. The proposed development is tucked away off N White Oak Drive, providing a safe retreat for residents. However, it is also in close proximity to multiple commercial pockets and has easy access to 15-501 and nearby bus stops, which provides residents with a variety of options to support local restaurants, retail, and services.

THEME 3: GETTING AROUND

As noted previously, the proposed project will be well-connected to commercial areas within a mile of the property. Additionally, there is a bus stop at the corner of Old Chapel Hill Rd and Huse street, providing new residents easy access to public transportation. As the area continues to develop around the 15-501 corridor, the possibility of trails across I-40 will create more opportunities for getting around without a car. Whether it is a moderate walk, a short drive, or hopping on the bus, future residents of the proposed multi-family project will have multiple transportation options to choose from. Additionally, a future TIA will inform the team of any improvements needed to ensure a development design that minimizes traffic impacts and does not subtract from the quality of life of existing neighbors and future residents.

THEME 4: GOOD PLACES, NEW SPACES

The proposed development provides new housing options to the North 15-501 Corridor and will create unique spaces along Old Chapel Hill Rd and internal to the development. Per Town Urban Designer's recommendations, the layout was redesigned / reoriented to create an open space that engages pedestrians on Old Chapel Hill Road and an open space that creates a connection to the natural stream area running central to the site. These spaces will provide amenity spaces for gathering and community development.

THEME 5: NURTURING OUR COMMUNITY

This project will protect and maintain the environmentally sensitive areas central to the site; the development has been designed so there will be minimal impact to RCD area. Impacts will occur only to allow a pedestrian path and bridge and construction of N White Oak Drive. Providing a connection between open amenity areas and RCD area on the property will allow residents to enjoy the surrounding natural areas. Stormwater management requirements will be met with an underground facility to prevent runoff to neighboring properties.

THEME 6: TOWN AND GOWN COLLABORATION

By contributing to the list of housing options in the North 15-501 Corridor, a wider range of people will have the opportunity to live near the University and University Hospital, approximately 5 miles away. This promotes access for residents to health care centers as noted in the goals of Theme 6 in the Comprehensive Plan. Additionally, this development may provide housing to young professionals remaining in the Chapel Hill area post-graduation.

STATEMENT OF COMPLIANCE WITH DESIGN GUIDELINES

The Davis Development multi-family project will be built in compliance with the Town's Design Guidelines.

The architecture will be carefully designed with high-quality materials, contemporary design, and will have thoughtful transitions to properties along the subject site's boundaries. Parking will be provided by two parking decks wrapped by the buildings with leasing center and visitor parking located along White Oak Drive.

Landscape buffers will be designed in accordance with the Town's design manual and with the use of best practices to provide appropriate transitions between the building and streetscapes and adjacent land uses.

Vehicular connectivity will be provided from Old Chapel Hill Rd and White Oak Drive to enter parking garages internal to the development and pedestrian connections will be provided along both road frontages. Parking garages will only be accessible from White Oak Drive. Fire access shall be provided in accordance with code requirements.

Stormwater management facilities, water, sewer, and other utilities will be provided in accordance with the applicable guidelines, standards, and regulations.

Sincerely,

MCADAMS



Jessie Hardesty
Planner II, Planning + Design

White Oak Drive - Affordable Housing

As a part of the North White Oak Drive multi-family development, inclusion of an affordable housing component is still being explored at the concept plan stage. An Affordable Housing Plan will be developed as part of the Conditional Zoning Permit (CZP) Process. While affordable housing is not required of for-rent projects, Davis Development is open to discussing options that best fit both the Town and the Developer.