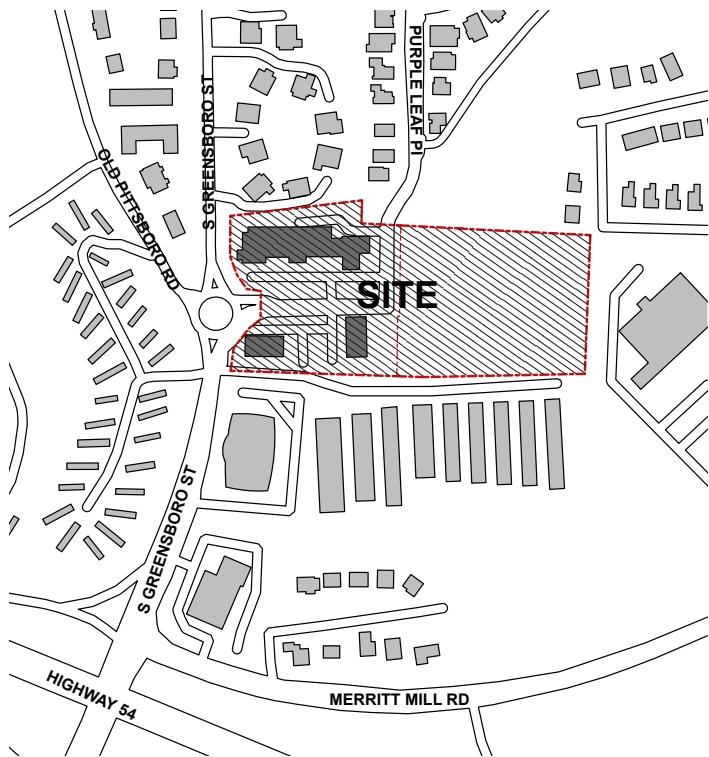


MAP AMENDMENT EXHIBITS FOR THE M-3, CONDITIONAL DISTRICT - SOUTH GREEN LOFTS



VICINITY MAP - NOT TO SCALE

DRAWING INDEX:

- COVER PAGE
- ILLUSTRATIVE PLAN
- LEVEL 1 FLOOR PLAN
- LEVEL 2-3 FLOOR PLAN
- LEVEL 4 FLOOR PLAN
- ELEVATION

USES CURRENTLY ALLOWED IN M-3-CZ ZONING DISTRICT

2.110	Sales and Rental / No Outside Storage / High-Volume
2.120	Sales and Rental / No Outside Storage / Low-Volume
2.130	Wholesale Sales / No Outside Storage
2.210	Sales and Rental / With Outside Display / High-Volume
2.220	Sales and Rental / With Outside Display / Low-Volume
2.230	Wholesale Sales / With Outside Display
3.110	Office Serving Clients On Premises
3.120	Office Attracting Little or No Client Traffic
3.130	Medical Offices < 10,000 sq. ft.
3.150	Copy Centers / Printing Operations
3.220	Office Attracting Little or No Client Traffic (Operations Inside or Out)
3.250	ATM Freestanding
4.100	Manufacturing Within Fully Enclosed Building
5.120	Trade or Vocational School
5.130	Colleges
5.200	Churches, Synagogues, Temples, etc.
5.400	Social Clubs, Lodges, Union Halls, and Similar Uses
6.110	Indoor Recreation Facilities
6.121	Movie Theaters with < 301 capacity
6.140	Community Center (Public / Non-Profit)
8.100	Restaurants, Bars, Night Clubs Inside Service
8.200	Restaurants, Bars, Night Clubs Outside Service
8.500	Restaurants, Carry Out Service
8.600	Restaurants, Food Delivery
8.700	Mobile Prepared Food Vendors
12.100	Animal Services, Veterinarian
13.100	Police Stations
15.100	Post Office
16.200	Dry Cleaners/Laundromat without Drive-thru
19.200	Horticultural Sales with Outdoor Display
27.000	Combination Uses

USES PROPOSED IN M-3-CZ ZONING DISTRICT

1.310	Multi-Family Conversion
1.321	Multi-Family Townhomes, Max 20% Units > 3 bedrooms/du
1.322	Multi-Family Townhomes, no bedroom limit
1.331	Multi-Family Apartments, Max 20% Units > 3 bedrooms/du
1.332	Multi-Family Apartments, no bedroom limit

SITE DATA

APPLICANT/PROPERTY OWNER:

WOODHILL NC, LLC
PO BOX 4022
CHAPEL HILL, NC 27515

LOT 2 DEVELOPER:

LEGACY REAL PROPERTY GROUP
ATTN: MARK MOSHIER
100 TIMBERHILL PLACE, SUITE 129
CHAPEL HILL, NC 27514
PH. (919) 932-2600
MARK@LEGACY-NC.COM

PROPERTY ADDRESS:

101 TWO HILLS DR., 120 TWO HILLS DR., 100 & 110 TWO HILLS DR.
CARRBORO, NC 27510

PIN NUMBERS:

9778-83-7930, 9778-93-1738, 9778-83-7669

DEED REFERENCES:

BK 6361 / PG 25

LOT SIZES:

LOT 1:	54,644 S.F. =	1.25	AC.
LOT 2:	130,295 S.F. =	2.99	AC.
LOT 3:	42,371 S.F. =	0.97	AC.
PUBLIC R/W (TWO HILLS DR + PURPLE LEAF PL)	22,408 S.F. =	0.51	AC.
TOTAL:	249,718 S.F. =	5.73	AC.

EXISTING ZONING:

M-3-CZ

PROPOSED ZONING:

M-3-CZ

LOTS 1 & 3 BUILDING SUMMARY (PER ORIGINAL SUP-A - NO CHANGE PROPOSED):

LOT	BUILDING	USE *	USE GROUP	FLOOR AREA (SF) *
1	1	COMMERCIAL	2.110	11,677
1	1	RESTAURANT	8.110	7,434
3	3	COMMERCIAL	2.110	4,340
3	4	COMMERCIAL	2.110	3,500
TOTAL- LOTS 1 & 3				26,951

* REPRESENTS CURRENT LEASES, AS PROVIDED BY WOODHILL NC, LLC. DISTRIBUTION OF USES SUBJECT TO CHANGE.

LOT 2 PROPOSED BUILDING SUMMARY*:

LOT	BUILDING	USE	USE GROUP	1 BR UNITS *	2 BR UNITS	TOTAL BEDS	TOTAL DWELLING UNITS	FLOOR AREA (SF)
2	2A	COMMERCIAL	TBD	6		6	6	5,300
2	2A	RESIDENTIAL	1.300	0	18	36	18	30,000
2	2B	RESIDENTIAL	1.300	27	7	41	34	31,400
2	2C	AMENITY	1.300	0	0	0	0	1,200
2	2C	RESIDENTIAL	1.300	1	4	9	5	6,600
TOTALS - LOT 2				34	29	92	63 **	74,500
GRAND TOTAL FLOOR AREA - ALL OF SOUTH GREEN (SF)								101,451
RESTAURANT % OF TOTAL SOUTH GREEN FLOOR AREA								7.33%
RESIDENTIAL % OF TOTAL SOUTH GREEN FLOOR AREA								67.03%

** BUILDING 2A COMMERCIAL SPACE COULD BE CONVERTED TO UP TO 6 DWELLING UNITS RESULTING IN A MAXIMUM OF 63 TOTAL DWELLING UNITS

BUILDING SETBACKS IN M-3-CZ:

BOUNDARY SETBACK
ROAD CENTERLINE SETBACK

0'
30'

VEHICULAR PARKING SUMMARY:

LOT 1 (AS APPROVED IN ORIGINAL SUP-A)
LOT 2 (PER DOWNTOWN PARKING STANDARDS & JOINT USE REDUCTIONS)
REQUIRED: - RESIDENTIAL (USE 1.300): 1 SPA/BDRM = 86 / 1.4 = 61 SPA
- COMMERCIAL: 2,650 SF X 1 SPA/300 SF GROSS FA = 8.83 / 1.2 = 7 SPA
- OFFICE: 2,650 SF X 1 SPA/400 SF GROSS FA = 6.63 / 1.4 = 5 SPA
TOTAL REQUIRED = 73 SPA

89

TOTAL SPA PROVIDED ON LOT 2:

LOT 3 (AS APPROVED IN ORIGINAL SUP-A)
SOUTH GREEN TOTAL SPACES PROVIDED

42
184

EV CHARGING STATIONS (LOT 2):

LEVEL 2 STATIONS REQUIRED: 3% OF TOTAL AUTO SPACES (2 MIN). 3% OF 89 = 2.67 = 3
LEVEL 2 EV STA PROVIDED:

3

EV CAPABLE PARKING SPACES (LOT 2):

EV CAPABLE SPACES REQUIRED: 20% OF TOTAL AUTO SPACES. 20% OF 89 = 18
EV CAPABLE SPACES PROVIDED:

18

BICYCLE PARKING SUMMARY:

LOT 1 (AS APPROVED IN ORIGINAL SUP-A)
LOT 2
REQUIRED: - RESIDENTIAL (USE 1.300): 1.5 SPA/DU = 86 SPA
- COMMERCIAL: 1 SPA/10 REQUIRED AUTO SPA (5 MIN) = 5 SPA
TOTAL BIKE SPA REQUIRED = 91 SPA
TOTAL SPA PROVIDED: (AT LEAST HALF WILL BE COVERED)
LOT 3 (AS APPROVED IN ORIGINAL SUP-A)
SOUTH GREEN TOTAL

20

91
8
119

RECREATION (LOT 2):

POINTS REQUIRED: (28) 1-BEDROOM UNITS @ 5.94 POINTS/UNIT = 166.32 PTS
(29) 1-BEDROOM UNITS @ 9.47 POINTS/UNIT = 274.63 PTS
TOTAL REC POINTS REQUIRED = 440.95 PTS
POINTS PROVIDED: 1,200 SF CLUBHOUSE @ 0.508 POINTS/SF = 609.6 PTS

DOWNTOWN LIVABILITY AREA CALCULATIONS (LOT 2):






AREA OF PROPERTY TO BE DEVELOPED = 64,500 SF
% OF PROPERTY TO BE DEVELOPED 0.495 %
SIZE OF DEVELOPMENT SITE PER LUO 150-204(i) 64,500 SF
SIZE OF DLA AT 10% OF DEVELOPMENT SITE 6,450 SF

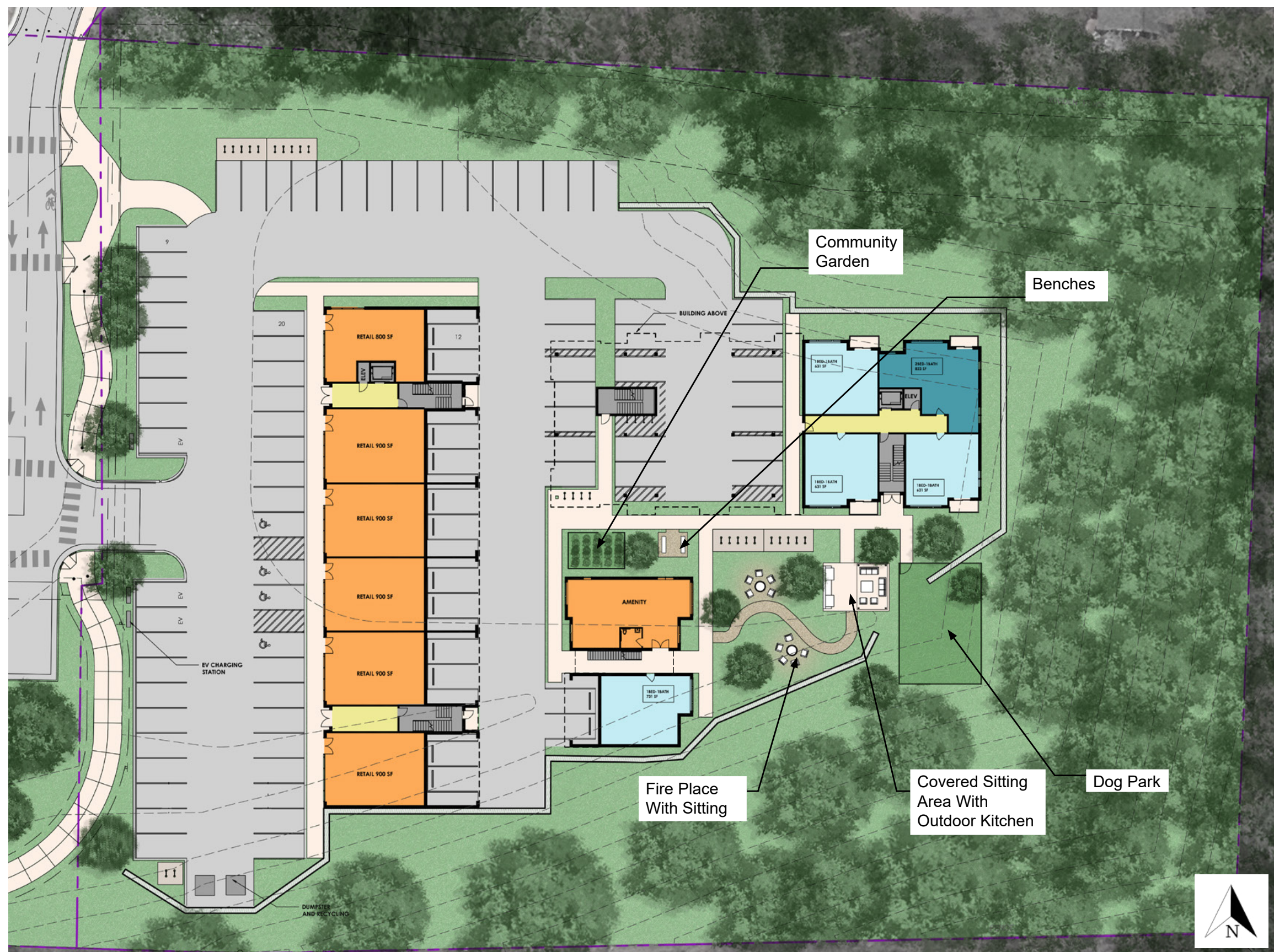
MAY 19, 2023



MAP AMENDMENT EXHIBITS FOR THE M-3, CONDITIONAL DISTRICT - SOUTH GREEN LOFTS

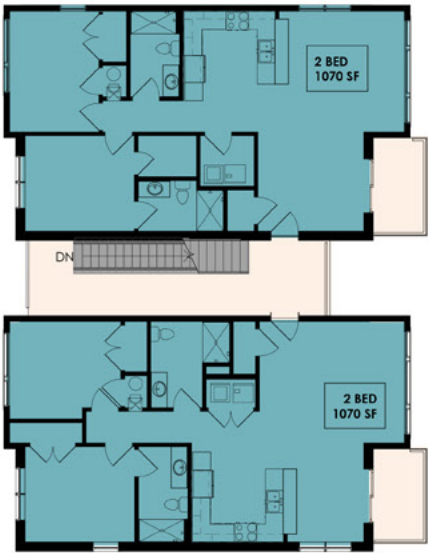
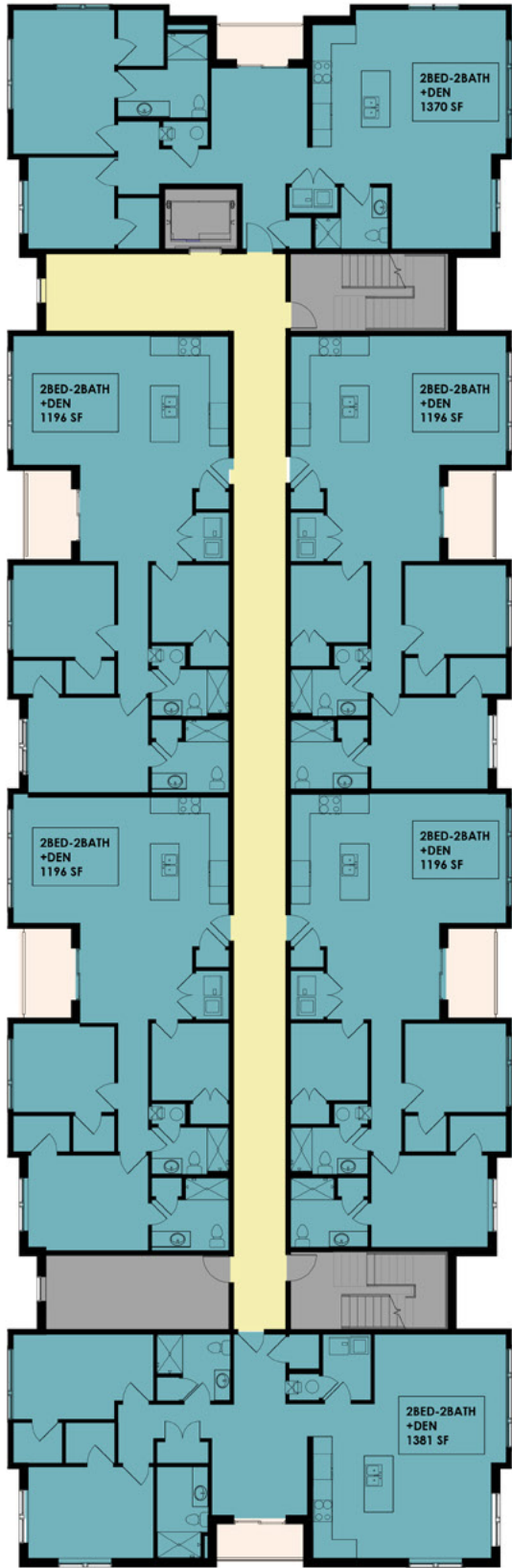
LEVEL 1

-  **1 BED UNIT**
 **2 BED UNIT**
 **RETAIL / AMENITY**
 **LOBBY/CORRIDOR**
 **STAIR/ ELEV/ BOH**








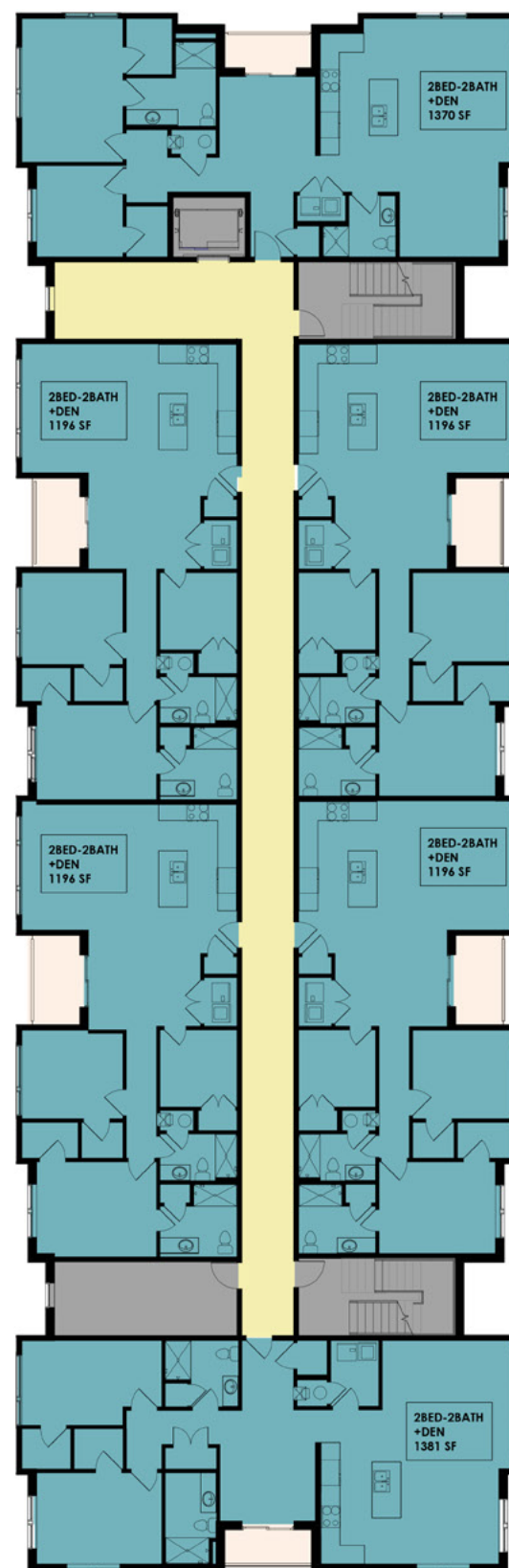
LEVEL 2-3

- 1 BED UNIT
- 2 BED UNIT
- RETAIL / AMENITY
- LOBBY/CORRIDOR
- STAIR/ ELEV/ BOH



LEVEL 4

-  1 BED UNIT
 2 BED UNIT
 RETAIL / AMENITY
 LOBBY/CORRIDOR
 STAIR/ ELEV/ BOH



ELEVATION

