

# **Town of Elon Planning Board Agenda**

**March 21, 2023  
6:00 PM In Person  
Elon Town Hall, Town Council Chambers  
104. S. Williamson Ave., Elon, NC**

## **Agenda Items**

### **A. Call to Order**

### **B. New Business**

- i. Election of Chair and Vice-Chair
- ii. Approval of Minutes from the November 15, 2022, Planning Board Meeting.
- iii. Petition MDP-2022-04 – A request by the applicant GreenHawk Corp, Inc. on behalf of the property owner, Elon-AF, LLC, for major development plan review for a mixed-use project (Approved as Conditional Rezoning Case RZ-2022-02) on Parcel 179039 at the intersection of University Drive and Shallowford Church Road).

### **C. Items from Board Members**

### **D. Other Business**

### **E. Adjournment**

## **TOWN OF ELON PLANNING BOARD MINUTES**

Town of Elon Town Hall, 104 S. Williamson Ave., Elon, NC 27244

November 15, 2022, at 6:00 PM

Board members present: Jim Beasley, Clark Bennett, John Harmon, Ralph Harwood, Aiesha Leath, Mark Podolle, and Philip Owens.

Staff present: Lori Oakley and Mary Kathryn Harward

**Item A-** Chairman Beasley called the meeting to order at 6:00 pm.

### **Item B- New Business**

#### **Item B-i-** Approval of Minutes

Ms. Harward presented the board with minutes from the September 20<sup>th</sup>, 2022 meeting for approval

- Mr. Bennett made a motion to approve the September minutes; Mr. Owens seconded the motion; the motion was approved unanimously by the board (6-0).

#### **Item B-ii-** Petition RZ-2022-02

Mrs. Oakley presented RZ-2022-02 to the board. RZ-2022-02 is a request by the applicant Brian Wagoner for a rezoning of Tax Parcel 108932 located at the intersection of University Drive and Cook Road from Industrial (I) to Suburban Residential (SR). The lot proposed for rezoning is surrounded by industrial and residential uses. The parcel is also neighbored to the west by residential single and residential multi-family districts within the Gibsonville boundaries.

The property was a part of a larger 18.54-acre parcel prior to the construction of University Drive, at which point the land was subdivided, creating the 1.16-acre parcel on the Western side of the highway. The parcel was sold to the current owner in September of 2020 and is currently within the Town of Elon's extraterritorial district. The owner is requesting to change the current district of Industrial to Suburban Residential to accommodate single-family living.

The Town's Future Land Use Plan, Envision Elon 2040, identifies the parcels area as Employment in its Future Land Use Classification, which does not include residential uses. However, staff feels that the parcel is unique in its positioning and separation from neighboring industrial properties. Given the complicated topography and its size, it would be challenging to utilize the site for industrial uses.

Mrs. Oakley then outlined and addressed the procedural information for spot zoning, as the case needed to be supported on a reasonable basis, according to 4 standards. Those standards include the size of the tract in question, compatibility with the Land Development Plan, benefits and detriments, and relationship of uses. Mrs. Oakley then addressed the statement of reasonableness and consistency required by NC State Statutes when adopting or rejecting any zoning text or map amendment.

Staff recommended approval of the requested rezoning, RZ-2022-04 from Industrial (I) to Suburban Residential (SR) as the proposed zoning meets the requirements outlined in the LDO. Staff also recommended that the Planning Board consider this rezoning, accept public comment during the scheduled meeting, and consider a recommendation to the Town Council on the rezoning at their earliest convenience.

After Mrs. Oakley's presentation, the chairman opened the floor up for questions. The board expressed some concerns about the difficult topography that the parcel had, considering the land for multi-family, waterlines, safety of property from University Drive, and setbacks from the railroad to the property line. All questions were answered by Mr. Wagoner and his attorney, Mr. Moffitt.

#### Motions

- Mr. John Harmon made a motion to approve the rezoning as presented; Mr. Bennett seconded the motion; the motion was approved unanimously by the board (6-0).

#### Item C- Board of Alderman Updates

- Mr. Harwood mentioned that he is looking forward to the Link Transportation system to come into Elon on behalf of the International Students who need public transportation on the weekends and when the Elon Bio bus is not running.
- No other planning board members had any updates.

#### Item D- Planning Director Updates

- Mrs. Oakley updated the Board on the Multimodal Grant that the Town of Elon received in 2022. She explained that the BGMPO wants the Town to appoint a steering committee prior to January consisting of Town Council members, Planning Board members, staff, and the general public.
  - **Diane Gill, John Harmon, and Philip Owens were voted to be the Planning Board representatives for the Multimodal steering committee.**
    - Mr. Mark made a motion to accept the three Board members as representatives; Mr. Bennett seconded the motion; the motion was approved unanimously by the board (6-0).
- Mrs. Oakley also updated the Board that:
  - The Town Council decided to move forward with creating a Link Transportation line within the Town of Elon. They assigned the Planning Department staff to research further, draft an amendment to the current budget, and work with Link Transit to plan a future route.
  - MDP-2022-02- East Neighborhood Commons Development was approved by the Town Council.
  - December Planning Board meeting is tentative, but the January meeting is most likely going to happen.
  - Ms. Harward, Planner, was tasked with drafting bylaws for the Planning Board to adopt.
  - Benchmark, the company hired to write the Town's Downtown Master Plan, held their first stakeholders meeting and will continue to do so throughout the week of the 14<sup>th</sup> to gather input from the community.

**Item E- Motion to Adjourn**

A motion to adjourn was made by Mr. Harmon and seconded by Ms. Leith. The motion was approved by a unanimous vote (6-0).

Meeting was adjourned at 6:48 pm.

Respectfully Submitted,

\_\_\_\_\_  
Chair Jim Beasley

\_\_\_\_\_  
Date

\_\_\_\_\_  
Recording Secretary, Mary Kathryn Harward  
Town of Elon Planning Department – Planner I

\_\_\_\_\_  
Date



## DEVELOPMENT REVIEW APPLICATION FORM



# Town of Elon Development Services

P.O. Box 595

104 S. Williamson Avenue

Elon, NC 27244

(336) 584-2859

## PLAN TYPE:

Development Plan or Subdivision - Minor

- Major

Special Use Permit (includes Dev. Plan approval)

Final Plat

Technical Review Committee (TRC) Review

Traffic Impact Analysis Review

## REVIEW FEE:

\$250.00

\$450.00 + cost of mailed notices (calculated based on # of adjoining properties)

\$450.00 + cost of mailed notices (calculated based on # of adjoining properties)

\$100.00 (Exempt s/d, recombination, or easement plats = \$50.00)

\$600.00 (includes two resubmittals); \$150.00 (per each submittal over two)

\$300.00

**Minor Subdivision** = less than 5 SF lots; **Major Subdivision** = 5 or more SF lots or any number of non-residential lots.

**Minor Development Plan** = Minor subdivision or development of up to 2 individual building or building additions associated with single-family residential uses on existing lots, not requiring the dedication of new streets or rights-of-way.

**Major Development Plan** = Major subdivision or any of the following: Multi-family uses, Mixed-use, Non-residential development, where more than 2 individual buildings or building additions are proposed for single-family residential property, where the development requires dedication of new streets or rights-of-way, or development plans associated with special use permits.

**Submit three (3) printed copies and an electronic set of plans to the Planning Office for review.** ✓

## PROJECT SUMMARY:

A. Project Name: Pine NorthwestB. Type of Plan: Minor Development Plan ☒ Major Development Plan ☐ Special Use ☐
☐ Final Plat ☐ TRC Review ☐ Traffic Impact Analysis ☐ Schematic Design (Pre-application review)
C. Property Street Address: University Drive, Pine Dispersal RoadProperty Description: 57 acres NW of University DriveD. Owner/Applicant: Chad HuffineE. Report Comments to: Chad HuffineTelephone Number: 336-227-8724 Fax Number:E-Mail: chuffine08@gmail.comReport Comments to (additional contact): Chad HuffineTelephone Number: 336-227-8724 Fax Number:E-Mail: chuffine08@gmail.comF. Tax Map / Block / Parcel # (s): 110257G. Total Tract Acreage: 107.89 AcresH. Zoning District: C-2022-2 NR CDNR + CDVC w/ CTND OverlayI. Flood Plain: yes ☒ no (A Floodplain Development Permit may also be required if property is in the Floodplain)J. Proposed Use: MIXED USE TNDK. Number of Lots: NTE 150L. Multifamily Developments: # of Units NTE 200Type: Apartment ☐ Townhomes ☐ Condominiums ☒ AllM. Non-Residential Developments: Existing Gross Floor Area (GFA): SEE ALD C-2022-2 Proposed GFA:N. Amount of Existing Built-upon Area (BUA): 0 Amount of Proposed BUA: 28 Acres

## PLAN SUBMISSION GUIDELINES \*Please see the updated online meeting schedule\*

Plans submitted for Major Development Plan Review must be submitted in accordance with the online meeting schedule prior to the desired Planning Board meeting in order to be included on the agenda. Final Decision by the Town Council shall be provided at their next available meeting. Submittals must be complete in order to be scheduled for review.

I have read, understood and completed the attached plan to the best of my knowledge and ability.

Applicant Signature: Chad D. HuffinePhone: 336-227-8724 Date: 12-2-2022

The LEPOS Group Pa

**Parc Northwest**  
**MDP-2022-04**  
***Major Development Plan Review***

**Property Owner:** AF-Elon, LLC  
**Applicant:** GreenHawk Corp, Inc.  
**Request:** Major Development Plan (Major Site Plan) Review and Recommendation  
**Location:** University Drive and Shallowford Church Road  
**Parcel ID:** New ID# 179039 (Was originally part of Parcel # 110257)  
**Site Acreage:** 57.2 acres  
**Zoning:** NR – CPD (Neighborhood Residential – Conditional Planning District), VC - CPD (Village Center – Conditional Planning District) and TND-O (Traditional Neighborhood Development Overlay)

Petition MDP-2022-04 is a request by the applicant GreenHawk Corp, Inc. on behalf of the property owner, Elon-AF, LLC, for major development plan review for a mixed-use project, consisting of 119 single-family dwellings, 66 townhomes, 200 apartments and 54,500 square feet of non-residential uses (Approved as Conditional Rezoning Case RZ-2022-02) on a portion of Parcel 179039 at the intersection of University Drive and Shallowford Church Road.

**Existing Site Conditions** (Aerial imagery exhibit attached)

The parcel currently contains woodlands and an open field.

- To the West – Single-family dwellings, a church and vacant land zoned NR-TND (Neighborhood Residential – Traditional Neighborhood Development Overlay), O&I (Office and Institutional) and a Stream Protection Overlay.
- To the South – Single-family dwelling with several accessory buildings zoned NR (Neighborhood Residential), VC (Village Center) and TND-O (Traditional Neighborhood Development Overlay).
- To the East - Single-family dwellings and vacant land zoned VC-TND (Village Center with a Traditional Neighborhood Development Overlay) and NR-TND (Neighborhood Residential with a Traditional Neighborhood Development Overlay).
- To the North – Utility easement and the Cable Square Subdivision zoned NR-TND (Neighborhood Residential with a Traditional Neighborhood Development Overlay).

**Land Use and Site Plan** (Site plan attached)

- The parcel is zoned NR – CPD (Neighborhood Residential – Conditional Planning District), VC - CPD (Village Center – Conditional Planning District) and TND-O (Traditional Neighborhood Development Overlay).

- The proposed mixed-use project was approved for a conditional district rezoning by the Town Council on August 9, 2022. It was approved for a maximum of 200 single-family dwelling units, 200 multifamily units and 100,000 square feet of non-residential space. The proposed major development plan depicts the following: 119 single-family dwellings and 66 townhomes for a total of 185 single family (detached and attached) homes. The plan also depicts 54,500 square feet of non-residential space on the first floor of three mixed-use buildings with 200 apartments also located in those mixed-use buildings. The plan also lists square footage maximums for each use within the mixed-use buildings (not to exceed the approved maximums listed in the conditional rezoning approval) recognizing that the square footage might change slightly until the construction plans are approved.
- The proposed project will meet or exceed LDO requirements for parking. There will be approximately 779 parking spaces proposed consisting of: 238 spaces for single-family dwellings, 132 spaces for townhomes, 300 spaces for apartments and 109 spaces for non-residential uses.
- The project will be constructed in 3 phases and the phasing lines are depicted on the plans. Phase 1 will include the larger single-family lots on the western portion of the site. Phase 2 will be the remaining single-family lots (including the townhomes) and Phase 3 will include the mixed-use buildings. Phase 3 will be divided into 3 subphases (Phase 3A, 3B and 3C) for each building. Phase 3B will also include the off-site sidewalk construction along N. Williamson heading south towards downtown. The developer has depicted two options for the off-site sidewalk, one on the eastern side of N. Williamson Ave. and one on the western side of N. Williamson Ave. The exact location will be determined prior to construction plan approval.
- The project will include 23.67 acres of common open space, which will include a 44,656 square foot public square, a 14,771 square foot pocket park and a pool adjacent to building 501.
- Per the approved conditional district rezoning plan, no on-street parking will be allowed on private alleys or on public streets 27' back-to-back of curb or narrower.
- The landscaping plan states that all LDO requirements shall be met for this project. The TRC Committee reviewed the landscaping plans extensively, in particular the proposed street trees planted next to buildings 500, 501 and 502. In order to maintain necessary access to the upper floor of those buildings, the Fire Chief and the Deputy Fire Marshal requested that those street trees have a maximum height of 20.' The TRC Committee approved this modification as allowed by the LDO and the applicant has included a note stating that the requirement will be met. Tree and shrub species will be depicted on the construction plans.
- The developer submitted an elevation of each of the mixed-use buildings. Further review of building elevations will be conducted during construction plan review.
- The parcel is not located within a special flood hazard area as defined by the Federal Emergency Management Agency (FEMA). It is located within the Cape Fear River basin and the Jordan Lake watershed. There are two streams on the property along with a 50' stream buffer that has been identified on the plans.
- The developer submitted a voluntary annexation petition to the Town for this parcel and it was approved by the Town Council on Feb. 14, 2023. It was recorded in the Alamance County Register of Deeds office on March 2, 2023.

**Envision Elon 2040 Comprehensive Plan** (Exhibit attached)

The Envision Elon 204 Comprehensive Land Use Plan identifies the site as Neighborhood Living, Commercial and Conservation with a portion of the Neighborhood Living lying within the Mixed-Use Overlay.

- ❖ Neighborhood Living - This area is comprised of single-family detached homes on small lots, duplexes, triplexes, quadruplexes, townhouses, and higher-end condominiums. The mix of housing types are intended to create neighborhoods with a moderate density range of 4 to 6 dwelling units per acre. Homes are minimally set back from local streets with sidewalks on both sides. Sidewalks and greenways connecting to downtown, schools, and mixed-use areas are key features of these neighborhoods, which are located in areas already served or easily served by infrastructure. Alleys provide access to garages and small parking areas. Private open space is minimal, so common open spaces are mixed in and may include neighborhood parks, natural areas, and other amenities.
- ❖ Commercial - These areas are comprised of local-serving retailers, restaurants, professional offices, and service uses. Buildings are typically one and two stories. To better manage access and ensure visibility, such uses should be concentrated at key intersections along major corridors. Parking is provided on-site, and pedestrian connections to adjacent neighborhoods is encouraged.
- ❖ Conservation - Conservation areas encompass creek corridors, floodplains, wetlands, and other environmentally sensitive features. They are designated as a separate land use classification to emphasize the importance of conservation. However, compatible uses, including greenway trails, may be suitable provided the materials used and the construction and maintenance techniques employed ensure that potentially negative impacts are minimized and mitigated.
- ❖ Mixed Use Overlay - The mixed-use stripe over a residential classification indicates an area where a mix of uses, including nonresidential, is appropriate though the mix should be predominantly residential.

The Envision Elon 2040 Comprehensive Plan includes the following recommendations:

**Land Use and Development Design**

Goal LU-2

- Encourage development consistent with the pattern of land use depicted in the Future Land Use and Conservation Map.

Goal LU-4

- Expand housing choices. Appeal to a diverse range of preferences and income levels. Encourage product mix for multi-generational and age-in-place neighborhoods.

Goal LU-6

- Organize development around a system of open space.

Economic Development

Goal ED-6

- Encourage mixed-use development that blends a variety of uses, including office space, residential, shopping, and entertainment.

**Additional Considerations**

The Technical Review Committee (TRC) reviewed the mixed-use project at their December 14<sup>th</sup>, 2022, January 11<sup>th</sup> & 25<sup>th</sup>, and February 8<sup>th</sup>, 2023, meetings. The primary discussions during the meetings were items that needed to be amended or added to the site plan. The Fire Marshal's office and the Fire Department Chief and Assistant Chief expressed concerns about access to the mixed-use buildings. The DOT Asst. Engineer and Town's Consulting Engineer discussed the location of proposed water lines, location of basins, the TIA (Traffic Improvement Analysis) and access to the site. All of the items mentioned during the TRC meetings were addressed by the applicant and his engineering/architectural team. The TRC Committee approved the major development plans pending final approvals that are still forthcoming from NCDOT.

**Recommendations and Suggested Motions**

Staff recommends approval of the proposed major development plan, MDP-2022-04, for the Parc Northwest mixed-use project as the proposed plan meets the requirements outlined in the approved conditional rezoning plan (RZ-202202) and the Town's LDO. The plan also meets the future land use classification descriptions and goals and objectives outlined in the Envision Elon 2040 Comprehensive Plan.

Staff recommends that the Planning Board consider this Major Development Plan proposal, accept public comment during the scheduled meeting, and consider a recommendation to the Town Council on the proposal at their earliest convenience.

*Submitted by: Lori Oakley, Planning Director*

Enclosures: Major Development Plan Review Application  
Parc Northwest Major Development Plan  
Mixed-Use building Proposed Elevation  
Aerial Map  
Zoning Map  
Future Land Use Map



SHEET INDEX

- COVER SHEET
- 1) EXISTING CONDITIONS PLAN
- 1A) PLAN NOTES
- 1B) ZONING AND PHASE PLAN
- 2) OVERALL SUBDIVISION PLAN
- 3) OVERALL GRADING PLAN
- 3A) OVERALL GRADING & STORMWATER PLAN
- 4) OVERALL WATER PLAN
- 4A) OVERALL SEWER PLAN
- 4B) OVERALL UTILITY & LIGHTING PLAN
- 4C) OVERALL UTILITY & LANDSCAPE PLAN
- 5A) CREEK CROSSING PLAN & PROFILE
- 6) RESERVED
- 7) RESERVED
- 8) RESERVED
- 9) OVERALL EXISTING EROSION CONTROL PLAN
- 9A) OVERALL EROSION CONTROL PLAN ACTIVE PHASE
- 9B) ENLARGED TEMPORARY SEDIMENT BASIN PLANS
- 9C) EROSION CONTROL DETAILS
- 9D) EROSION CONTROL MINIMUM MAINTENANCE REQUIREMENTS
- 9E) EROSION CONTROL DETAILS
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- 10) STORMWATER MANAGEMENT PLAN
- 11) CONSTRUCTION DETAILS
- 11A) CONSTRUCTION DETAILS
- 11B) CONSTRUCTION DETAILS
- 11C) CONSTRUCTION DETAILS
- 11D) CONSTRUCTION DETAILS
- 12) SIDEWALK PLAN WILLIAMSON
- 12A) SIDEWALK PLAN ELON-OSISPEE
- 13) OVERALL LANDSCAPE PLAN

ZONING CONDITIONS

1. The maximum number of single-family residential dwelling units shall be 200 units.
2. The maximum number of multi-family dwelling units shall be 200 units.
3. The maximum square footage for non-residential units shall be 100,000 sq. ft.
4. The project shall provide customary standards for architecture, design, and landscaping to be view and approved prior to the final phase construction documents.
5. On street parking spaces throughout the development shall be counted toward the required number of spaces for any use.
6. A Master Sign Plan shall be submitted for review and approval prior to the installation of any signage.
7. The following uses shall be restricted from the Village Center district:
  - 7.1. Adult Business
  - 7.2. Tertiary Offices
  - 7.3. Sweepstakes
  - 7.4. Car Wash
  - 7.5. Fencing lot as a principal use
  - 7.6. Drive Through Windows Associated with a Restaurant
  - 7.7. Commercial Outdoor Kitchens
  - 7.8. Funeral Homes
  - 7.9. Gasoline Station
  - 7.10. Outdoor Sales, Display or Service of Vehicles, Boats, Heavy Equipment or Manufactured Homes
  - 7.11. Outdoor Storage
  - 7.12. Outdoor Storage of Construction Equipment
8. On-street public parking spaces shall not be used for long term parking or storage of unused vehicles.
9. On street public parking shall only be in designated marked spaces.
10. Development shall be in substantial compliance with the Master Plan, Development Standards, Dimensional Standards, and Committed Architectural Elements dated August 18, 2022.
11. Streets will be developed in accordance with street sections approved with the Master Plan, Development Standards, Dimensional Standards, and Committed Architectural Elements dated August 18, 2022.
12. The development shall be held in unified ownership or control through owner's association documents.

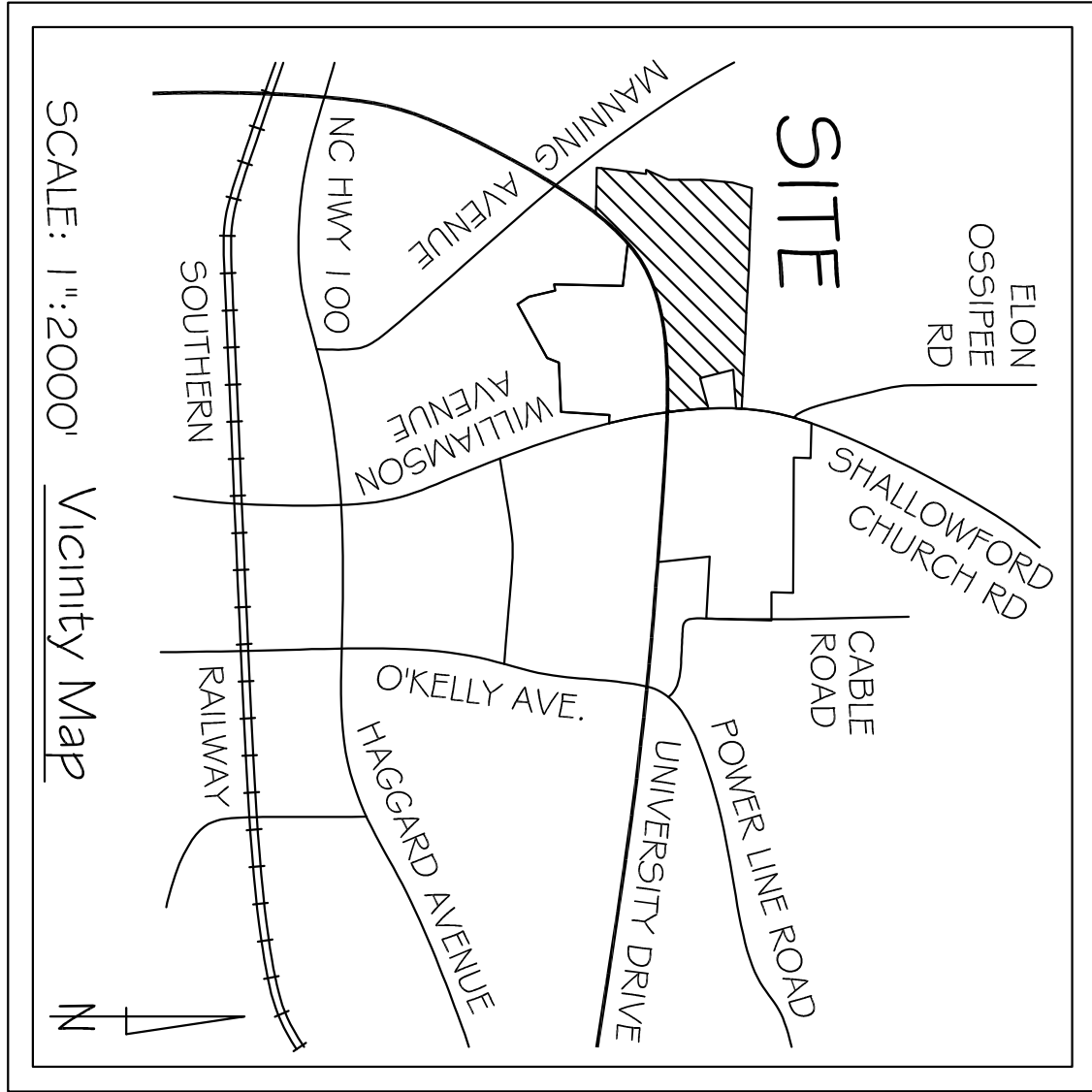
13. The developer will provide a 5' concrete sidewalk pedestrian connection between the park northwest development and Elm University Property located downtown on either the western or eastern side of Williamson Avenue along the frontage of the Cable Square LLC Property, PM 11 10237 or 116971 in accordance with the attached Exhibit "A" or "B". The project shall be subject to review and approval of NCODOT.
14. NCODOT encroachment in controlled access on University Parkway is required.
15. The project will comply with all NCODOT requirements of the 1A.
16. The project proposes an additional typical street section of 27' ft back to back, provide alley way typical sections, and site specific street geometry as presented on the conditional zoning portion of record.
17. There shall be no public waste, bulky materials, yard waste collection, or recyclables collection on any off-public right of way street or alley.
18. The project proposes to sign 27' ft back to back public streets signed as two parking.
19. The project proposes to conform to the Town of Blom Ordinance standards for site lighting and site landscaping unless otherwise conditioned for the appropriate access.
20. Access to the Cable Square neighborhood via the existing slab street, Oak Town, shall be both closed to prevent construction traffic from park realignment until such time as the new streets are approved for roadway. Signage shall be placed on the street thereafter giving notice. No Construction Traffic Allowed. No speed hump is proposed at the connecting street.
21. Access to the Cable Square neighborhood via the existing street slab, Ralston Drive, shall limited to a pedestrian sidewalk connection and utility easement for the purpose of a public utility connection.
22. Single family detached residential units in the NR and VC Districts shall be limited to a maximum of 25 stories. Townhomes in the NR and VC Districts shall be limited to a maximum of 3 stories.
23. Building Three (3) on the Master Plan of the intersection of University Drive and Stonewallford Church Road shall be limited to 3 stories above grade of the street facing University Drive and Stonewallford Church Road. Building Three (3) west face shall be limited to four (4) stories.
24. Building Three (3) shall have a minimum building setback of 35' feet from the property lines of Parcel 110295 (Foligno Cable Mill) and Parcel 110293 (Patrick C. Hall and James T. Hall).
25. Each single family detached unit shall provide a minimum of 18 linear feet of parking space between the garage door and the public sidewalk for front entry homes or the other pavement for rear loaded homes.

# PARC NORTHWEST

## MAJOR DEVELOPMENT PLAN

### NORTH WILLIAMSON AVENUE, ELON, NORTH CAROLINA

#### Conditional Rezoning Case # RZ-2022-02



owner:

AF-Elon, LLC  
1330 Sunday Drive, Suite 105  
Raleigh, NC 27607  
919-422-5741

landscape architecture/land planning:

TMTLA Associates

5011 Southpark Drive, Suite 200  
Durham, North Carolina 27713  
919-484-8880

civil engineering:

The L.E.A.D.S. Group, PA

505 East Davis Street  
Burlington, NC 27215  
336-229-8724

environmental consultants:

Pilot Environmental, Inc.

PO Box 156  
Kernersville, NC 27285  
336-310-4527

traffic consultants:

Gannett Flemming

28 Schenck Parkway, Suite 200  
Asheville, NC 28803  
828-771-0871

surveying services:

Landmark Surveyors

109 East Harden Street  
Graham, NC 27253  
336-229-6275

CALL BEFORE YOU DIG! ITS THE LAW  
ULOCO North Carolina One Call Center  
1-800-632-4949

READ THE PERMIT - READ THE PLANS

SHEET

COVER

11-10-22

NIS

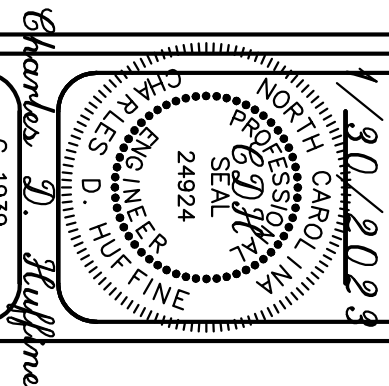
BSB/CODH

10/10/2024

1-21-1045

PROPOSED NUMBER

COVER SHEET



C-1838

PARC NORTHWEST

PROJECT

THE L.E.A.D.S. GROUP, P.A.

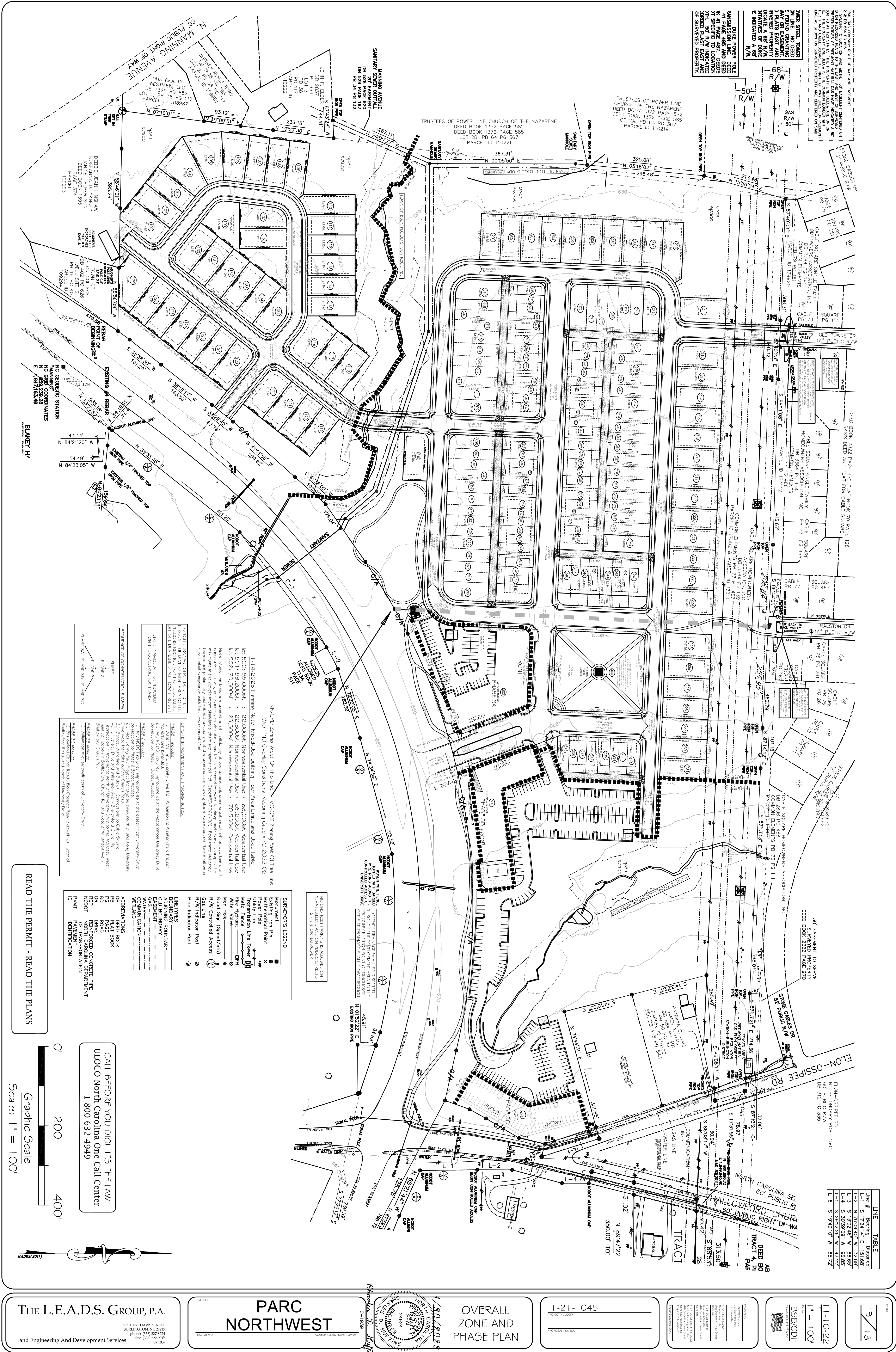
Land Engineering And Development Services

505 EAST DAVIS STREET  
BURLINGTON, NC 27215  
phone: (336) 229-2742  
fax: (336) 229-1899

















Parc Northwest

University Drive, Elon, NC

Conceptual Elevation - Building A

13 March 2023

Scale: 1/8" = 1'-0"







Parc Northwest  
University Drive, Elon, NC

Conceptual Elevation - Building B

13 March 2023  
Scale: 1/8" = 1'-0"







**Parc Northwest**  
University Drive, Elon, NC

Conceptual Elevation - Building C

13 March 2023  
Scale: 1/8" = 1'-0"





Town of Elon  
Planning District  
Information



ReGIS Partnership

**Legend**

**Red Line** =  
Parc Northwest  
Property Boundary



1 inch = 752 feet

Print Date: 1/25/2023



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community,  
Alamance GIS, Gullford GIS, Elon GIS

**Disclaimer:**

This map was compiled from the GIS resources of the Burlington Regional GIS Partnership for public planning and agency support purposes. These resources include public information sources of different scale, time, origin, definition and accuracy, which aspects produce inconsistencies among features represented together on this map. Neither the Town of Elon nor the Partnership shall be held liable for any errors in this map or supporting data. Primary public information sources from which this map was compiled, in conjunction with field surveys where required, must be consulted for the verification of the information contained within this map.



# Town of Elon Planning District Information



ReGIS Partnership

## Legend

### Planning Districts

RR	RR-CPD
SR	SR-CPD
NR	NR-CPD
UR	UR-CPD
NC	NC-CPD
VC	VC-CPD
TC	TC-CPD
TC-1	TC-1-CPD
C	C-CPD
IND	IND-CPD
O&I	O&I-CPD
PI	PI-CPD

### Overlays

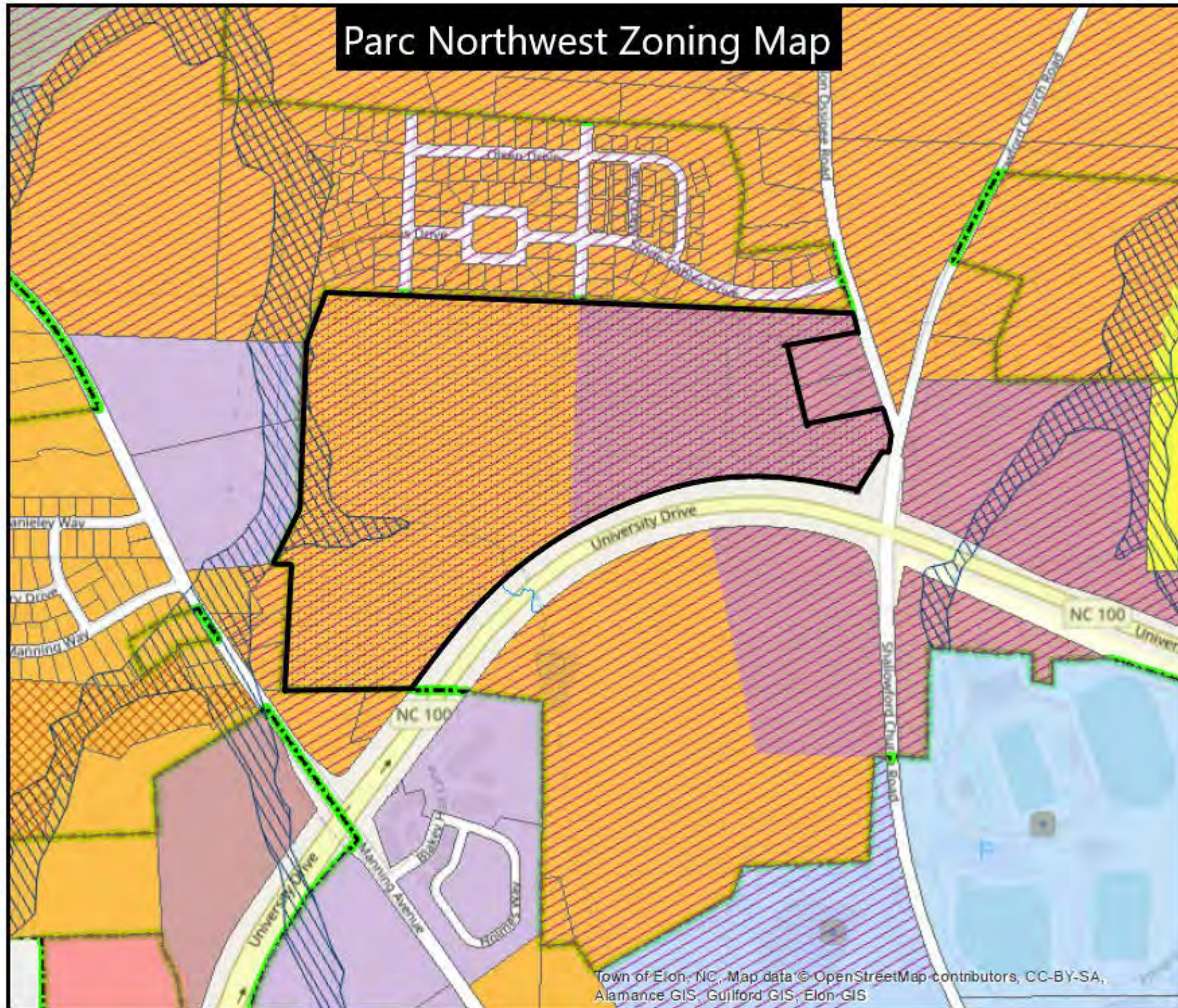
TND
MH
SP



1 inch = 752 feet

Print Date: 1/25/2023

## Parc Northwest Zoning Map



Town of Elon, NC, Map data © OpenStreetMap contributors, CC-BY-SA, Alamance GIS, Guilford GIS, Elon GIS

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