

MEMORANDUM

TO: Advisory Boards and Commissions

FROM: Gene Poveromo, Current Development Manager
Judy Johnson, Principal Planner

SUBJECT: Application for Special Use Permit, Grove Park, 425 Hillsborough Street
(Project # 14-091)

DATE: March 24, 2015 Transportation and Connectivity Advisory Board
March 24, 2015 Community Design Commission
April 14, 2015 Environmental Stewardship Advisory Board
April 14, 2015 Housing Advisory Board
April 14, 2015 Historic District Commission
April 21, 2015 Planning Commission

DESCRIPTION OF THE APPLICATION

This memorandum describes the request for Special Use Permit Modification for a proposed project, Grove Park, a multi-family development, at 425 Hillsborough Street. 346 dwelling units are proposed along with 680 parking spaces.

RECOMMENDATION

The Planning Commission is required, as part of the Land Use Management Plan, to make recommendation to the Council on the proposed Special Use Permit Modification application; all other advisory boards are asked to make courtesy comments to the Council. The Historic District Commission is asked to make a courtesy review of the application. A Public Hearing on this application is tentatively scheduled for May 18, 2015.

ATTACHMENTS

1. Staff Report
2. Resolution A
3. Resolution B
4. Applicant's materials

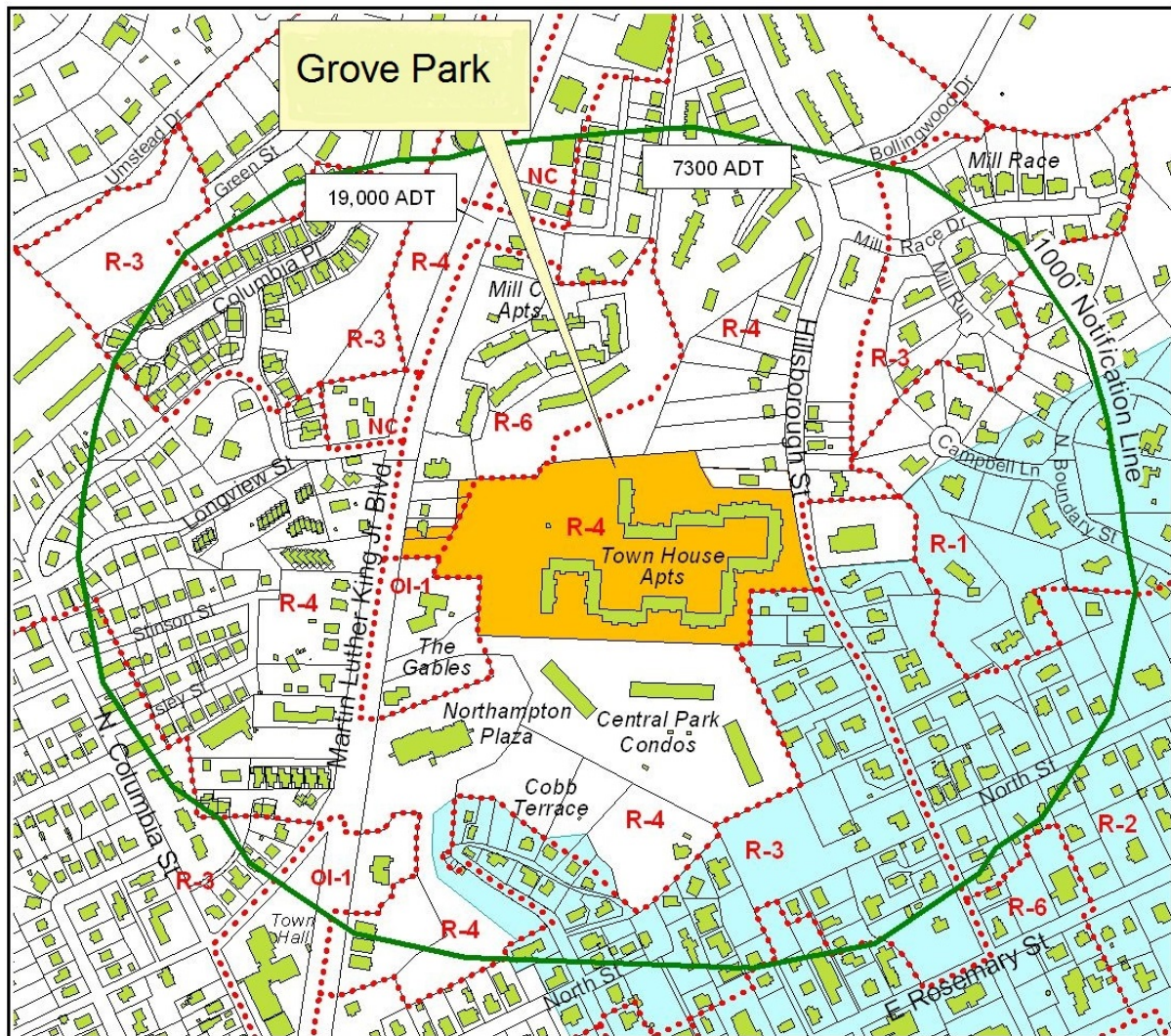
STAFF REPORT

SUBJECT: Application for Special Use Permit Modification – [Grove Park](#)¹, 425 Hillsborough Street ([aka Residences at Grove Park](#))

DATE: March 24, 2015

INTRODUCTION

This Special Use Permit Modification is focused on changes to Council approved 2009 Special Use Permit (attached). The modified proposal includes the redevelopment of the Townhouse Apartment complex, located at 425 Hillsborough Street, including 346 dwelling units, with 516,589 square feet of floor area and 666 parking spaces.



¹ <http://www.townofchapelhill.org/town-hall/departments-services/planning-and-sustainability/development/development-activity-report/grove-park-student-housing>

BACKGROUND

- | | |
|-------------------|--|
| August 6, 1957 | Planning Board approved a Preliminary Plat for R.W. Linker on the site. |
| Late 1961 | Construction began on 111 dwelling units for Town House Apartments. |
| February 23, 2009 | The Council approved a rezoning to Residential-Special Standards-Conditional and a Special Use Permit for the Residences at Grove Park. The approved Special Use Permit authorized construction of 346 dwelling units. The Special Use Permit expired January 1, 2015. |
| November 4, 2014 | Application for a Special Use Permit Modification was submitted to the Town. |

The proposed Special Use Permit Modification application includes the following changes to the approved 2009 Special Use Permit:

The following four changes require Town Council approval:

1. Change the Special Use Permit boundary.
2. Change to a rental development and revise the affordable housing proposal.
3. Modify the dates for construction start and completion.
4. Increase the number of parking spaces from 520 to 680.

Although the below changes to the Special Use Permit do not required Council approval, the applicant has included them in this Special Use Permit Modification application.

5. Revise buildings 5, 6, and 7 elevations.
6. Increase the number of bedroom from approximately 785 to 850.
7. Increase the number of bicycle parking spaces from 110 to 204.
8. Increase the recreation space from 28,167 square feet to 29,800 square feet.
9. Reduce the amount of proposed impervious surface.
10. Comply with the 2015 Town stormwater guidelines and Jordan Buffer regulations.
11. Change the name to Grove Park.

EXISTING CONDITIONS/DEVELOPMENT PROPOSAL

The Special Use Permit application is proposing the following indicated in the table below:

Existing Description	
Address	425 Hillsborough Street
Use	Townhouse Apartment: 111 dwelling units with parking and driveway access to Martin Luther King Jr. Blvd. and Hillsborough Street on approximately 12.75 acres

Orange County PIN Zoning District	9788-49-1709 Residential-Special Standards-Conditional (R-SS-C)
Development Proposal	
Use	Grove Park Apartments: demolition and construction of a 346 dwelling unit multi-family apartment complex with 850 bedrooms and 680 parking spaces.
Affordable Housing	\$175,000 Payment-in-lieu
Height	90 feet
Vehicle Parking Spaces	680 spaces (required min. 535/max. 674)
Bicycle Parking Spaces	204 spaces (required min. req. 87 spaces)
Vehicle and Pedestrian Access	Martin Luther King Jr. Blvd: driveway to remain in approximately same location Hillsborough St: replace two driveways with one driveway access point.
Vegetation	Mostly cleared with vegetation along the Mill Race Branch.
Land Disturbance	445,385 square feet
Impervious Surface	330,987 sq. ft. impervious surface (59.6%) (70,934 sq. ft. of new impervious surface)
Resource Conservation District Overlay Zone	40,000 sq. ft. of land disturbance
Jordan Riparian Buffer Overlay Zone	No land disturbance
Requested Modifications to Regulations	
	Land disturbance within the Resource Conservation District.
Surroundings - General Development Pattern	
South	Multi-family residential (Lux Apartments) and the Franklin-Rosemary Historic District; Residential-Special Standards-Conditional (R-SS-C) and Residential-3 (R-3) zoning.
East	Multi-family residential; Residential-5-Conditional (R-5-C) zoning.
North	Multi-family residential; Residential-4 (R-4) and Residential-6 (R-6) zoning.
West	Multi-family residential; Office-Institutional-1 (OI-1) and Residential-6 (R-6) zoning.

PROPOSED CHANGES TO SPECIAL USE PERMIT

The following four changes require Town Council approval:

1. ***Change the Special Use Permit boundary:*** The 2009 Special Use Permit application was submitted by Ram Properties. At that time Ram Properties did not own the property (two separate parcels), but was under contract to purchase the property from two separate property owners. Subsequent to obtaining approval of the Special Use Permit, the contract to purchase expired and Ram did not extend the option to purchase.

Today's application does not include the two properties encumbered by the 2009 Special Use Permit boundary. One of the property owners, 429 Hillsborough Street, has decided to

remove their property from the Special Use Permit boundary. This proposed change to the Special Use Permit boundary will allow the remaining property owner (tonight's applicant) to move forward with the development of the site. Removing the 429 Hillsborough St. site will reduce the size of the proposed project by approximately 16,488 sq. ft.

2. ***Revise the affordable housing proposal:*** The 2009 Special Use Permit authorized 346 units. At that time the applicant was proposing for sale units. In approving the rezoning and the Special Use Permit, the affordable housing plan approved by the Council included 26 affordable units (one and two bedroom units) and a payment-in-lieu of \$1.1 million dollars (13 units X \$85,000).

The applicant's revised Special Use Permit Modification no longer includes for sale units. The current proposal is for rental units. The applicant's affordable housing proposal includes a payment in lieu of \$175,000 to the Community Home Trust, or as directed by the Town Manager. If the project is converted to for sale unit, the applicant is proposing two options;

- a. Payment in lieu – the payment-in-lieu shall be calculated based on the funding rate established by the Town Council at such time as the development converts to ownership; or
 - b. 35 affordable dwelling units (or 15% of the new market rate dwelling units)
3. ***Modify the dates for construction start and completion:*** The 2009 Special Use Permit approval stipulated a construction start date of February 23, 2012 and a completion date of February 23, 2016. These dates were extended by the legislative action by the State to January 1, 2015 and January 1, 2019. The applicant's Special Use Permit Modification is seeking a new construction start date of January 1, 2019 and a construction completion date of January 1, 2023. The applicant believes it could require up to 48 months to begin construction, following approval by the Town Council.
 4. ***Increase the number of parking spaces from 520 to 680:*** In 2009 the applicant was asking the Council to approved 580 parking spaces 346 dwelling units. Following the recommendation of the Planning Board, the Council reduced the number of parking spaces to 520.

The propose Special Use Permit Modification application is requesting 680 parking spaces for 346 dwelling units. The Land Use Management Ordinance requires a minimum of 535 parking spaces and a maximum of 674 parking spaces based on a mix of 197 one and two bedroom units and 149 three, four, and five bedroom units.

The next seven changes to the Special Use Permit, can be approved by staff administratively, however the applicant has incorporated these changes into the Special Use Permit Modification application.

5. ***Revise building 5, 6, and 7 elevations:*** The applicant is proposing to modify these three buildings by increasing the amount of under building parking area, and increasing the

number of floors from 2 to 3. In order to maintain the 45-foot building height, as proposed with the 2009 permit, the applicant is planning to replace a pitch roof with a flat roof. The Community Design Commission will review and approved the building elevations, including the flat roof.

6. ***Increase the number of bedroom from approximately 785 to 850:*** The 2009 permit included 74 single bedroom units, 239 two-bedroom units, and 31 three-bedroom units and 2 four-bedroom units as well as some affordable bedrooms within a mix of 1 and 2 bedroom units.

The change from ownership to rental has impacted the number of bedrooms per unit. The mix of units has changed to 197 one and two bedroom units and 149 three, four, and five bedroom units. The Town's traffic consultant has indicated that the number of vehicle trips would not change from the 2009 Traffic Impact Analysis.

7. ***Increase the number of bicycle parking spaces from 110 to 204:*** The 2009 Special Use Permit approved 110 bicycle parking spaces. The applicant is proposing a total of 204 bicycle parking spaces. The Land Use Management Ordinance requires 1 bicycle parking space per 4 dwelling units. For this application of 346 dwelling units, a minimum of 87 bicycle parking spaces is required. We recommend that the applicant comply with the Class 1 and Class II bicycle parking standards in the Design Manual. The applicant has proposed installation of hooks inside of the apartments.
8. ***Increase the recreation space from 28,167 square feet to 29,800 square feet:*** The applicant is proposing to increase the recreation space. The Land Use Management Ordinance requires that the applicant provide 27,770 sq. ft. of recreation space. This exceeds the minimum recreations area requirement by 2,030 sq. ft. The applicant is proposing a clubhouse, a fitness center, and pool and court space. We have included this as a stipulation in Resolution A.
9. ***Reduce the amount of proposed impervious surface:*** With the inclusion of additional under building parking, the proposed impervious surface will decrease slightly by 3,015 sq. ft.
10. ***Comply with the 2015 Town stormwater guidelines and Jordan Buffer regulations:*** The Town's stormwater regulations have been amended since 2009. Grove Park will meet all Jordan Lake standards, which were not required in 2009. Specifically, Grove Park will use BMP's to remove nitrogen and phosphorous from runoff by reducing impervious, by reducing pavement area and by using 2015 state-of-the-art BMP designs to treat runoff and detain runoff so as to cause not additional downstream peak flow. The applicant is proposing to comply with the current Town stormwater regulations.

11. ***Change the name to Grove Park.***

STAFF ANALYSIS OF APPLICATION

Town staff has reviewed this application for compliance with the themes from the [2020 Comprehensive Plan](#)², the standards of the [Land Use Management Ordinance](#)³, and the [Design Manual](#)⁴, and offers the following evaluation:

Comprehensive Plan: The following are themes from the 2020 Comprehensive Plan, adopted June 25, 2012:

Conforms	No.	2020 Comprehensive Plan Themes
√	1	A Place for Everybody
√	2	Community Prosperity and Engagement
√	3	Getting Around
√	4	Good Places, New Spaces
√	5	Nurturing Our Community
	6	Town and Gown Collaboration

We believe that the Grove Park proposal complies with five of the six themes of the 2020 Comprehensive Plan. For information on how this proposed development addresses these themes and goals of the Comprehensive Plan, please refer to the attached applicant’s Statement of Justification.

Land Use Plan: The [2020 Land Use Plan](#)⁵, a component of the 2020 Comprehensive Plan designates this area a high density residential area and also as a future focus area.

Zoning: The property is zoned Residential-Special Standards-Conditional (R-SS-C).

Intensity – Floor Area, Setbacks, Building Heights, and Building Envelope: The following analysis is based on the R-SS-C zoning district:

- Floor Area – based on 12.75 acres
- Setbacks – 10 foot setback from street;
- Building Heights – The building primary and secondary heights are 39 feet and 90 feet.

Residential-Special Standards-Conditional (R-SS-C): This property was rezoned by the Council in 2009 to the Residential-Special Standards-Conditional District. The Residential-Special Standards-Conditional zoning district includes nine Comprehensive Plan goals and objective statements. The 2009 rezoning was justified based on how the applicant proposed to comply with the below objectives of the Comprehensive Plan. Below is how the applicant intends to address each of these goals and objectives:

² <http://www.ci.chapel-hill.nc.us/town-hall/departments-services/design-chapel-hill/chapel-hill-2020>

³ <http://www.ci.chapel-hill.nc.us/town-hall/departments-services/planning-and-sustainability/resources/planning-library-plans-regulations-and-guidelines/chapel-hill-land-use-management-ordinance>

⁴ <http://www.ci.chapel-hill.nc.us/home/showdocument?id=2645>

⁵ <http://www.townofchapelhill.org/home/showdocument?id=1215>

1. *Promotion of affordable housing on-site and off-site when appropriate, that complies with or exceeds the Council's current affordable housing policy.*

Applicant's Proposal: Since this will be a rental development, the applicant is proposing to provide, a payment-in-lieu of \$175,000. If the rental project is ever converted to a sale/resale property, the applicant will comply with the Council Affordable Housing policy in effect at the time of conversion.

Staff Comment: This proposal is rental housing and therefore does not have to comply with the Inclusionary Zoning Ordinance. However, we believe the applicant's proposed payment-in-lieu achieves the goals and objectives of the R-SS-C district with respect to affordable housing.

2. *Implementation of an energy management and conservation plan that addresses carbon reduction, water conservation and other conservation measures that comply with or exceed the Council's current energy management/ conservation policies.*

Applicant's Proposal: The applicant will strictly limit the size of building footprints and limit paving by providing 84% of parking below ground. The applicant has also committed to being 20% more energy efficient than ASHRAE90.1 standards. All plantings and grasses will be native and non-irrigated. Irrigation will occur only for seasonal plantings for the entrance at Hillsborough Street.

Staff Comment: This proposal complies with the Town's current energy management policy and achieves the goals and objectives in the R-SS-C district of energy management.

3. *Encouragement of a balanced private and public transportation system that promotes connectivity and safety for vehicles, bicycles, and pedestrians including direct and/or indirect improvements to the community's transportation systems.*

Applicant's Proposal: The applicant has committed to (1) constructing traffic calming measures on Hillsborough Street; (2) internal measures to limit trips to or from Hillsborough Street; (3) sidewalk and bicycle connectivity; (4) two (2) bus stop improvements on Hillsborough Street; (5) doubling the number of bike parking spaces; (6) traffic signal timing payment; (7) and to the extent that land is available, to provide a turn lane and bus stop on Hillsborough Street.

Staff Comment: The project, with the location being near downtown and UNC campus, walking, cycling, and transit use are likely benefits. We believe the proposal achieves the goals and objectives of the R-SS-C district with respect to the community's transportation system.

4. *Support of a healthy downtown district by identifying or providing reasonably accessible pedestrian/bicycle and non-vehicular access to downtown.*

Applicant's Proposal: Grove Park is less than half a mile from the downtown district and

located directly along two major bus routes. Bicycle, and pedestrian corridors and sidewalks connect it to downtown. The applicant proposes to construct a paved pedestrian/bicycle pathway to link to the LUX Apartments.

Staff Comment: The proposed development is located within an area that includes easy pedestrian, bicycle, and transit access to the downtown and we believe achieves the goals and objectives of the R-SS-C district with respect to the downtown district non-vehicle access.

5. *Promotion of Art (Private or Public) in private development that is visually accessible to the public and/or providing direct/indirect opportunities for public art.*

Applicant's Proposal: The applicant is proposing a payment-in-lieu of \$25,000 to the Town for art at an off-site location.

Staff Comment: The applicant's proposal complies with the goals and objectives of the R-SS-C district with respect to art.

6. *Protection of adjoining residential uses and neighborhoods with appropriate screening/buffering and/or architectural design elements that is congruous and sensitive to the surrounding residential areas.*

Applicant's Proposal: The applicant has responded to concerns regarding the adjacent Franklin-Rosemary historic district. The Residential-Special Standards-Conditional zoning district does not require landscape buffers along any property lines. The applicant is proposing landscape buffers along both the north and south property lines.

The applicant also states that the proposed buildings along Hillsborough Street are to be constructed with building heights compatible to building heights in the adjacent historic district. The facades of the proposed buildings along Hillsborough Street are also proposed to contain similar architectural elements and building features as nearby structures in the adjacent historic district.

Staff Comment: The applicant is proposing to comply with the goals and objectives of the R-SS-C district with respect to neighborhood protection. We believe the proposal complies with the goals with the proposed screening and buffers.

7. *Protection/restoration of the natural environment by implementing program(s) addressing stream restoration, wildlife habitat, woodland, meadow restoration, steep slope protection, and exotic invasive vegetation management, including programs that encourage private/public partnership to restore and enhance environmental resources.*

Applicant's Proposal: Along with the North Carolina Botanical Garden, the applicant proposes to remediate the Resource Conservation District portion of the site by removing invasive exotic plant material and replanting the area with native species.

Staff Comment: The applicant's proposal complies with the goals and objectives of the R-SS-C district as it relates to restoration of the natural environment.

8. Promotion of green and ecologically sound developments.

Applicant’s Proposal: The applicant is proposing to “use environmental best practice measures as well as design changes to ensure materials are recycled, procured, extracted and produced locally to minimize our initial carbon footprint.”

Staff Comment: The applicant’s proposal to provide an energy efficient development complies with the goals and objectives of the R-SS-C district as it relates to green and ecologically sound development.

9. Encouragement of a community character that promotes economic vitality, environmental protection and social equity.

Applicant’s Proposal: Regarding economic vitality, the applicant proposes to increase the value of the property and fire safety for its new residents. For environmental protection, the applicant proposes to remove invasive exotic plants and replant with native plants. Regarding social equity, the applicant proposes a \$175,000 payment-in-lieu.

Staff Comment: We believe that the applicant’s proposal complies with the goals and objectives of the R-SS-C district regarding economic vitality, environmental protection, and social equity.

Comparison to 2009 Special Use Permit

	2009 SUP	Proposed SUP
Gross Land Area	12.9 acres	12.75 acres
Maximum Floor Area	517,151 s.f.	516,589 s.f.
Residential Units	346	346
Number of Bedrooms	646	850
Maximum Impervious Surface	334,002 s.f.	330,967 s.f.
Maximum Land Disturbance in the RCD	75,000 s.f.	40,000 s.f.
Vehicle Parking Spaces	520	680
Bicycle Parking Spaces	110	204

PROPOSED MODIFICATION TO REGULATIONS

The applicant requests that the Council approve the following modification to the Land Use Management Ordinance regulations for land disturbance within the Resource Conservation District.

Section 3.6.3: To allow land disturbance within the Resource Conservation District, approximately 75,000 s.f., for construction of the driveway from Martin Luther King Jr. Blvd.

Council Findings and Public Purpose: The Council has the ability to modify regulations, according to Section 4.5.6 of the Land Use Management Ordinance. We believe that the Council

could modify the regulations if it makes a finding in this particular case that public purposes are satisfied to an equivalent or greater degree. If the Council chooses to deny a request for modifications to regulations, the applicant's alternative is to revise the proposal to comply with regulations.

For additional information on the proposed modification, please refer to the applicant's attached materials.

Development Description

The Special Use Permit Modification proposes to demolition of the Town House Apartments to construct a multi-family residential development with 346 dwelling units. The development proposes a mix of 197 one and two bedroom units along with a mix of 149 three, four, and five bedroom units, for a total of 850 bedrooms. The chart below describes the proposed buildings:

Building	Floor Area (sq.ft)	# of Parking Levels	# of Floors (Above Grade)
1	72,200	2	6
2	123,200	2	6
3	122,900	2	6
4	50,500	1	4
5A	7,200	1	2
5B	23,400	1	3
6A	10,800	1	2
6B	55,689	1	3
7	50,900	1	4
	516,789		

Affordable Housing

Multi-family developments that are owner-occupied are required by the Inclusionary Zoning Ordinance to provide 15% of the dwelling units as affordable. This project is a multi-family development with is proposing to offer an Affordable Housing Program and offer a payment-in-lieu of \$175,000 towards the Town's Affordable Housing Fund.

Fiscal Impact Analysis

Townhouse Apartments has a 2015 assessed building value of \$3.698 million. After redevelopment, Grove Park will have an estimated building value of approximately \$35.0 million, an increase of \$31.3 million in assessed tax value. The existing units, built in 1962, will be updated to 2015 standards for handicap accessibility, sprinklers, fire protection, energy and water-saving fixtures and appliances, better insulation, smaller carbon footprint, and all-around more pleasant and up-to-date residential units.

Transportation

Traffic Impact: A Traffic Impact Analysis was completed for the 2009 Special Use Permit. The Town's Traffic Consultant has determined that the change in number of bedrooms would not result in a significant difference in the number of additional trips. We recommend the applicant

provide a payment-in-lieu of \$5,000 to the Town for review and revisions to the traffic signal timing plans for the following intersections:

- Martin Luther King Jr. Blvd. and Hillsborough Street
- Martin Luther King Jr. Blvd. and Estes Drive
- Rosemary Street and Hillsborough Street
- Rosemary Street and Columbia Street
- Hillsborough Street and Franklin Street

Access and Circulation

Vehicle Access: Vehicle access will remain as proposed in the Special Use Permit approved in 2009. The development will widen and realign the Martin Luther King Jr. Blvd. driveway to provide better sight distance visibility and provide a dual driveway egress-ingress from Martin Luther King Jr. Blvd. The Hillsborough Street access will be reduced from the existing two driveway locations to one driveway.

Martin Luther King Jr. Blvd. Driveway: The applicant is proposing to widen and realign this driveway in order to provide better sign distance visibility and provide a dual ingress-egress access.

Bus Stops: There are three existing bus stops in the vicinity of the project on Martin Luther King Jr. Blvd. and two bus stops on Hillsborough Street. The Town has received a \$20,000 payment-in-lieu from the Lux Development for improvements to the Martin Luther King Jr. Blvd. bus stops. The Grove Park applicant is proposing to improve the southbound Hillsborough Street bus stop with a shelter and amenities to be located within the Hillsborough Street right-of-way dedication. We recommend installation of a bus pull-off at the site entrance on Hillsborough Street as part of this application, as long as the right-of-way acquisition for adjacent property owners will not be necessary. We also recommend that the applicant improve the bus stop on the northbound side of Hillsborough Street with a bench and trash facilities.

Hillsborough Street Improvements: We recommend that the applicant construct a left-turn lane on Hillsborough Street at the site driveway provided that right-of-way acquisition from adjacent property owners is not necessary. We recommend that the applicant dedicate right-of-way on Hillsborough Street one foot behind the sidewalk. We also recommend that a five-foot sidewalk along the Hillsborough Street frontage with ADA compliant ramps be constructed.

Traffic Calming: To address concerns over speeding traffic along Hillsborough Street, we recommend that the applicant provide a payment-in-lieu for traffic calming devices along Hillsborough Street such as overhead flashing lights or similar traffic calming devices.

Cross Access: The adjoining property, the Lux Apartments, has been constructed since the 2009 Special Use Permit approval for this project. The Lux Apartments, as required by their Special Use Permit, has constructed a temporary pedestrian access to the Grove Park site. The Lux Apartments is also required, as part of their Special Use Permit, to construct a drive aisle with sidewalks on both sides and lighting to connect with Grove Park at such time it is constructed. If Grove Park is not constructed within three years of issuance of a Certificate of Occupancy for the

Lux Apartments, the Lux Apartments is required to construct permanent stub-outs for vehicular and pedestrian access.

We recommend that Grove Park provide a pedestrian access to the Lux Apartments at the existing pedestrian connection. We also recommend that Grove Park provide a matching vehicle and pedestrian access as the Lux Apartments. We also recommend a cross-access easement plat showing the access paths through the Grove Park site to both Martin Luther King Jr. Blvd. and Hillsborough Street be recorded prior to issuance of a Zoning Compliance Permit.

Greenway Easement: We recommend that the applicant provide a blanket greenway easement between the north and south property lines within the Resource Conservation District for future development of a connection to the Bolin Creek Greenway. The Mill Race Branch is an identified future greenway on the Greenway Master Plan adopted in 2013. Although steep slopes and pre-existing development are present, the potential for a pedestrian facility to connect with the Bolin Creek Trail to downtown is desired.

Landscaping and Architecture

Landscape Buffers: Although Landscape buffers within the Residential-Special Standards-Conditional (R-SS-C) are not required, the applicant is proposing a 10 foot buffer adjacent to the Franklin-Rosemary Historic District along the property's southeastern border. We have included this buffer as a stipulation in Resolution A.

Parking Lot Shading and Screening: Prior to issuance of a Zoning Compliance Permit, a parking lot landscape, screening, and shading plan in compliance with Section 5.9.6 shall be approved by the Town. We have included stipulations requiring compliance with these requirements in Resolution A.

Building Elevations: Prior to issuance of a Zoning Compliance Permit, the applicant shall obtain Community Design Commission approval of building elevations, lighting, and any alternative buffers, including special consideration of the location and screening of HVAC.

Environment/Stormwater Management

Stormwater Management: To address the stormwater requirements of the Land Use Management Ordinance, an underground detention facility and sand filters are proposed. Retention and treatment is proposed to be provided beneath the parking areas, minimizing surface ponds. A total of 330,987 square feet of impervious surface is proposed. A total of 445,385 square feet of land disturbance is proposed.

Energy Management Plan: As this Special Use Permit is accompanying a Zoning Atlas Amendment and it is the Council's expectation that an energy efficiency and energy management plan be submitted, the applicant has proposed an Energy Management Plan. The Energy Management Plan details the applicant's proposal for meeting a 20 percent more efficient than ASHRAE as referenced in the 2012 North Carolina Energy Conservation Code standard. The applicant has submitted a detailed Energy Management Plan and is committed to fulfilling the Energy Management Plan as written.

Additional Stipulations in Resolution A (see Resolution A for detailed requirements)

<i>Accessibility Requirements</i>	Prior to issuance of a Certificate of Occupancy, the applicant shall provide the minimum required handicapped facilities and infrastructure required by the American with Disabilities codes and standards.
<i>Off-Site Construction Easements</i>	Prior to land disturbing activities on adjacent properties associated with construction, the applicant shall provide documentation of approval from property owners affected by off-site construction, if necessary.
<i>Landscape Protection</i>	We have included our standard stipulation in approval of a Landscape Plan, including screening of parking areas and buildings (as required) as well as a maintenance schedule, and canopy trees.
<i>Public Art</i>	The applicant is proposing to provide a \$25,000 payment-in-lieu for off-site public art prior to issuance of a Zoning Compliance Permit.
<i>Erosion Control</i>	Prior to final authorization to begin land disturbing activities, the applicant shall be required to provide a performance bond in accordance with Section 5-97.1 Bonds of the Town Code of Ordinance if more than one acre of land is disturbed. Prior to approval of a Zoning Compliance Permit, the applicant shall provide a copy of the approved erosion and sedimentation control permit from Orange County Erosion Control Division.
<i>Lighting Plan</i>	Prior to issuance of a Zoning Compliance Permit, the applicant shall submit site plans and other required documents to satisfy the lighting requirements of Section 5.11 of the Land Use Management Ordinance as modified.
<i>Overhead Power Lines</i>	We have included the standard stipulation that all proposed or relocated utility lines comply with Section 5.12.2 .
<i>Fire</i>	Prior to the issuance of a Certificate of Occupancy, the applicant shall be required to obtain Fire Marshal approval for required fire safety features and infrastructure, such as fire hydrants, fire department connections, detailed fire access elements, fire protection devices, heavy-duty pavement, and drive aisle design features. Prior to issuance of a Zoning Compliance Permit, design is subject to Fire Marshal approval.
<i>Refuse Management</i>	Prior to issuance of a Zoning Compliance Permit, the applicant shall provide a letter from a private waste collection service indicating that they have reviewed final plans and are able to provide service.
<i>Solid Waste Management Plan</i>	Prior to issuance of a Zoning Compliance Permit, the applicant must obtain approval of a Solid Waste Management Plan from Orange County Solid Waste Department.
<i>Schools Adequate Public Facility Ordinance</i>	That the applicant provide the necessary Certificates of Adequacy of Public Schools prior to the issuance of a Zoning

	Compliance Permit.
<i>Construction Management Plan</i>	Prior to issuance of a Zoning Compliance Permit, a Construction Management Plan shall be reviewed and approved by the Town Manager.
<i>Construction Phasing</i>	We recommend that the applicant submit a Phasing Plan with the Final Plans Zoning Compliance Permit application, if desired. The phasing plan shall detail when public improvements and stormwater management structures shall be completed and inspected as part of that phase prior to requesting a Certificate of Occupancy.
<i>Traffic and Pedestrian Control Plan</i>	Prior to issuance of a Zoning Compliance Permit, the applicant shall provide a Work Zone Traffic Control Plan for movement of motorized and non-motorized vehicles on any public street that will be disrupted during construction.
<i>Repairs in the Public Rights-of-Ways</i>	Prior to issuance of a Certificate of Occupancy, it will be necessary to repair all damage for work in the public right-of-way related to the construction of this project. The design must be reviewed and approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
<i>Street Closure Plan</i>	That prior to the issuance of a Zoning Compliance Permit, the applicant shall provide a street closure plan, subject to Town Manager approval, for any work requiring street closures.

SPECIAL USE PERMIT FINDINGS

The applicant's materials are included as attachments to this memorandum. All information submitted at the public hearing will be included in the record of the hearing. Based on the evidence submitted, the Council will consider whether or not it can make each of the four required findings for the approval of the Special Use Permit. The four findings are:

Finding #1: That the use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;

Finding #2: That the use or development would comply with all required regulations and standards of the Land Use Management Ordinance;

Finding #3: That the use or development is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity; and

Finding #4: That the use or development conforms to the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the Comprehensive Plan.

STAFF RECOMMENDATION

Staff Recommendation: That the Community Design Commission, Transportation and Connectivity Board, Environmental Stewardship Advisory Board, and Housing Advisory Board forward a recommendation to the Planning Commission and the Council; and that the Planning Commission, upon considering the recommendations, forwards a recommendation to the Town Council. That the Historic District Commission provides a courtesy review of the application.

PROJECT FACT SHEET REQUIREMENTS
Check List of Regulations and Standards
Special Use Permit Application

Grove Park 425 Hillsborough Street	STAFF EVALUATION BASED ON R-SS-C ZONING	
	COMPLIANCE	NONCOMPLIANCE
Use Permitted	√	
Gross Land Area (12.75 acre)	√	
Minimum Lot Width	√	
Maximum Floor Area	√	
Maximum # of Dwelling Units	√	
Minimum Recreation Space	√	
Impervious Surface Limits	√	
Land Disturbance Minimized	√	
Maximum # of Vehicular Parking Spaces	√	
Minimum # of Bicycle Parking Spaces	√	
Minimum # of Loading Spaces	n/a	
Minimum Street Setbacks	√	
Minimum Interior Setbacks	√	
Minimum Solar Setbacks	√	
Maximum Primary and Secondary Height limits	√	
Minimum Landscape Bufferyards	√	
Steep Slope Compliance	n/a	
Parking Lot Screening	√	
Public Water and Sewer	√	
Adequate Public Schools Facilities	√	

Prepared March 2015

RESOLUTION A

A RESOLUTION APPROVING AN APPLICATION FOR A SPECIAL USE PERMIT MODIFICATION FOR GROVE PARK (PROJECT #14-091)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Special Use Permit Modification application, proposed by Townhouse Apartments, LLC, for Grove Park, located at 425 Hillsborough Street on property identified as Orange County Parcel Identifier Number 9788-49-1709, located in the Residential-Special Standards-Conditional (R-SS-C) zoning district, if developed according to the Site Plan dated February 20, 2007, and last revised February 16, 2015, and the conditions below would:

1. Be located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
2. Comply with all required regulations and standards of the Land Use Management Ordinance;
3. Be located, designed, and operated so as to maintain or enhance the value of contiguous property; and
4. Conform with the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the 2020 Comprehensive Plan.

Modification to Regulations

BE IT FURTHER RESOLVED by the Council of the Town of Chapel Hill that it finds, in this particular case, that the proposed development with the following requested modification to regulations satisfy public purposes to an equivalent or greater degree:

1. Modification of Section 3.6.3(1)(f) to permit 40,000 square feet of land disturbance within the Upland zone of the Resource Conservation District for grading near the driveway from Martin Luther King Jr. Blvd.

Stipulations Specific to the Development

1. Construction Deadline: That construction begins by _____ (4 years from approval date) and be completed by _____ (8 years from approval date).
2. Land Use Intensity: This Special Use Permit Modification authorizes a multi-family development with:

Gross Land Area	555,398 s.f.
Maximum Floor Area	516,589 s.f.
Residential Units	346 dwelling units
Affordable Housing	\$175,000 payment-in-lieu
Minimum Recreation Space	29,800 s.f.
Maximum Impervious Surface	333,987 s.f.
Maximum RCD Land Disturbance	40,000 s.f.

Maximum Vehicle Parking Spaces	680
Minimum Bicycle Parking Spaces	204

3. Public Art Payment-in-Lieu: That the applicant provide a \$25,000 payment-in-lieu for public art to the Town for off-site public art prior to issuance of a Zoning Compliance Permit.

Affordable Housing

4. Affordable Housing Payment-in-Lieu: That a \$175,000 payment-in-lieu for affordable housing be made to the Town's Affordable Housing Fund prior to issuance of the first Certificate of Occupancy for Grove Park.
5. Conversion of Residential Rental Units to Ownership Condominium Units: That if the rental development is converted to an ownership condominium development, the current or future developer/owner of Grove Park may choose to provide either 1) for sale affordable housing units; or 2) a payment-in-lieu:
 - a. For Sale Affordable Condominium Units
 - i. The Affordable Housing Plan shall be approved by the Town Manager prior to recordation of the condominium plat.
 - ii. The required number of affordable on-site units shall be 35 dwelling units (15% of the total amount of net new market rate dwelling units constructed in Grove Park).
 - b. Payment-in-lieu at time of conversion
 - i. If a payment-in-lieu of providing affordable ownership units is proposed, the payment shall be calculated based on the payment-in-lieu, as established by the Town Council annually, at such time as the development converts to condominium ownership.
 - ii. The payment-in-lieu shall be provided to the Town's Affordable Housing Fund prior to recordation of the condominium plat.
 - iii. The total payment shall be equal to the funding rate multiplied by 35 dwelling units (or 15% of the total new market rate dwelling units constructed in Grove Park)

Transportation

6. Sight Distance at the Entrances: That the final plans and final plat include sight distance triangles at the Martin Luther King Jr. Blvd. and Hillsborough Street driveways.
7. Payment-in-lieu for Traffic Signal Timing Plans: That the applicant provide a payment-in-lieu of \$5,000 to the Town to review and revise traffic signal timing plans prior to issuance of a Zoning Compliance Permit for the following intersections:
 - Martin Luther King Jr. Blvd. and Hillsborough Street/Umstead Drive
 - Martin Luther King Jr. Blvd. and Estes Drive
 - Rosemary Street and Hillsborough Street

- Rosemary Street and Columbia Street
- Hillsborough Street and Franklin Street

8. Turning Lane on Hillsborough Street: That the applicant construct a left-turn lane on Hillsborough Street at the site driveway prior to issuance of the first Certificate of Occupancy provided that right-of-way acquisition from adjacent property owners is not necessary for installation. The design and construction details of the turning lane must be reviewed and approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
9. Hillsborough Street Bus Pull-Off: That the applicant construct a bus pull-off near the site entrance on Hillsborough Street prior to the issuance of the first Certificate of Occupancy, provided that right-of-way acquisition from adjacent property owners is not necessary for installation. The design and construction details of the turning lane must be reviewed and approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
10. Traffic Calming at North Street and Hillsborough Street: That the applicant provide a payment-in-lieu of \$60,000 to the Town to install traffic calming devices (e.g. overhead flashing lights) along Hillsborough Street or similar traffic calming measures as determined by the Town Manager prior to issuance of a Zoning Compliance Permit. If the devices are not installed within in five years of the issuance of a Certificate of Occupancy, upon request by the property owner, the payment-in-lieu will be returned.
11. Hillsborough Street Right-of-way Dedication: That prior to issuance of the first Certificate of Occupancy, the applicant shall dedicate right-of-way to one foot behind the Hillsborough Street sidewalk. That the plat shall be reviewed and approved by the Town Manager prior to recordation.
12. Hillsborough Street Access: That the Hillsborough Street entrance, as shown on the site plan, is primarily to be used for the townhouse portion of the site. Use of the entrance shall be available to the remainder of the development only when required by emergency conditions and to the extent required to meet the requirements of the North Carolina Fire Code. That the final design shall be reviewed and approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
13. Hillsborough Street Sidewalk: That a 5-foot sidewalk shall be constructed to Town Standards along Hillsborough Street frontage including ADA compliant ramps prior to issuance of a Certificate of Occupancy. The sidewalk plans shall be reviewed and approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
14. Retaining Walls: That the final design and location of all retaining walls shall be approved by the Town Manager prior to issuance of a Zoning Compliance Permit. That land disturbance associated with construction of retaining walls within the Resource Conservation District shall be minimized.

15. Driveway Construction: That curb and gutter shall be constructed on both sides of the driveway(s) and that such construction shall be completed to Town Standards.
16. Accessibility Requirements: That the applicant shall design all handicapped parking spaces, ramps, crosswalks, and associated infrastructure according to Americans with Disabilities Act standards, North Carolina Accessibility Code, and Town Standards. Code requirements include standards for the number, size, and spacing of handicapped spaces, travel distance from parking spaces to buildings, ramp and sidewalk slope and other considerations. That the final design shall be reviewed by the Town Manager prior to issuance of a Zoning Compliance Permit.
17. Cross-Access Easement: That the applicant shall provide an access easement to the southern property line for potential future pedestrian and vehicular cross access. That the easement correspond to the approved LUX cross access easement. That the easement shall be recorded and approved by the Town Manager and recorded at Orange County Register of Deeds prior to issuance of a Zoning Compliance Permit.
18. Bus Transit Improvements: That prior to the issuance of a Certificate of Occupancy, the applicant shall provide the following improvements to the bus transit system:
 - Hillsborough Street bus stop on the west side be located further north closer to the driveway entrance and improved with a bus-stop shelter bench and Next Bus signage including solar generated passenger information system (if permitted solar orientation) and located within the Hillsborough Street right-of-way dedication or an easement and located outside the Duke Energy easement.
 - Hillsborough Street bus stop on the east side be improved with a bench and trash can.
19. Bicycle Parking: That the bicycle parking spaces comply with the Class I and Class II bicycle parking standards in the Design Manual and that the applicant provide a minimum of 204 bicycle parking spaces.
20. Sidewalks in front of Buildings 1 and 2: That sidewalks be constructed on the east side of the driveway in front of Buildings 1 and 2 and to the underground entrance of Building 1.

Landscape and Elevations

21. Landscape Buffers: That the applicant shall provide the following landscape buffers:

Location	Bufferyard
Historic District Boundaries	Type “B” minimum 10’ wide

22. Landscape Screening and Shading: That the parking lot landscape design adhere to the standards for Section 5.9.5 (a-d) of the Land Use Management Ordinance.

23. Tree Canopy Coverage: That the final plans shall verify that the entire site complies with the minimum 30 percent tree canopy coverage requirement.
24. Landscape Protection Plan: That a detailed Landscape Protection Plan, clearly indicating which rare and specimen trees shall be removed and preserved, critical root zones of all rare and specimen trees, detail of protective fencing including chain link fencing and construction parking and materials staging/storage areas, and including Town standard landscape protection notes, shall be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
- That the plan shall also provide tree protection fencing for all land disturbance proposed off-site and along the entire limits of disturbance associated with improvements on Hillsborough Street and Martin Luther King Jr. Blvd.
25. Landscape Plan and Landscape Maintenance Plan: That a detailed Landscape Plan and a Landscape Maintenance Plan, shall be approved by the Town Manager prior to issuance of a Zoning Compliance Permit. The landscape plan shall indicate the size, type, and location of all proposed plantings as well as the limits of land disturbance and tree protection fencing.
26. Invasive Exotic Vegetation: That prior to the issuance of a Zoning Compliance Permit, the applicant shall identify on the planting plan, known invasive exotic species of vegetation, as defined by the [Southeast Exotic Pest Plant Council \(SE-EPPC\)](#)¹ and provide notes indicating removal from the landscape buffer areas, prior to planting.
27. Building Elevations: That the Community Design Commission shall approve building elevations including the location and screening of all HVAC/Air Handling Units for this project, prior to issuance of a Zoning Compliance Permit.
28. Compatibility with the adjacent Historic District: That the Community Design Commission review and approval of the buildings along the Hillsborough Street frontage shall be considered with the goal that: 1) the building heights be compatible to building heights in the adjacent historic district; and 2) the facades of the proposed building contain similar architectural elements and building features as nearby structures in the adjacent historic district.
29. Lighting Plan: That the Community Design Commission shall approve a lighting plan for this site and shall take additional care during review to ensure that the proposed lighting plan will minimize 1) upward light pollution and 2) offsite spillage of light, prior to issuance of a Zoning Compliance Permit.

Resource Conservation District

30. Land Disturbance Activity Limited in the Resource Conservation District: That land disturbance within the Resource Conservation District shall be minimized to the extent

¹<http://www.se-eppc.org/weeds.cfm>

necessary in order to construct a permanent stormwater management outfall structure and associated piping, to construct the road entrance, sidewalks, vegetation removal and replanting and fencing, and to install the necessary erosion and sediment control measures for the construction site, subject to review and approval by the Town Manager. Land disturbance within the Resource Conservation District shall be limited to 40,000 square feet.

31. Boundaries: That the boundaries of the Resource Conservation District be indicated on the final plat and plan. A note shall be added to all final plats and final plans, indicating, “Development shall be restricted within the Resource Conservation District in accordance with the Chapel Hill Land Use Management Ordinance.”
32. Impervious Surface Limited in the Resource Conservation District: The impervious surface within the Resource Conservation District shall be minimized to the extent necessary in order to construct the driveway improvements and sidewalks subject to review and approval by the Town Manager. Impervious surface within the Resource Conservation District shall be limited to 31,497 square feet.

Environment

33. Steep Slopes: That prior to issuance of a Zoning Compliance Permit, the applicant shall include a map indicating how development and construction will comply with the steep slopes regulations in the Land Use Management Ordinance, subject to Town Manager review and approval.
34. Energy Efficiency: That the Final Plans incorporate a “20 percent more energy efficient” feature relative to the energy efficiency standard of the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE), as amended and in effect at the time of building permit issuance. Comparable standards generally recognized as applicable to building energy consumption, as amended and in effect at the time of building permit issuance, may be used by the applicant when incorporating the “20 percent more energy efficient” feature into the final plans.
35. Energy Management Plan: That the final plan application include an Energy Management Plan. The plan shall: a) consider utilizing sustainable energy, currently defined as solar, wind, biofuels, and hydroelectric power; b) consider purchase of carbon offset credits and green power production through coordination with the NC GreenPower program; c) provide for 20 percent more efficiency that ensures indoor air quality and adequate access to natural lighting, and allows for the proposed utilization of sustainable energy in the project; d) include on-going energy management practices, and e) that the property owner reports to the Town of Chapel Hill both the expected energy consumption as part of a model prior to issuance of a Zoning Compliance Permit and the actual energy consumption as per to sealed engineering calculations at the time construction is completed.
36. Stormwater Management Plan: That prior to the issuance of a Zoning Compliance Permit the applicant shall submit a Stormwater Management Plan for review and approval by the Town Manager. The plan shall include low-impact stormwater management solutions and best

management practices, such as bio-retention, pervious pavements, underground storage, infiltration trenches, vegetative swales and similar techniques.

The plan shall be based on the 1-year, 2-year, and 25-year frequency, 24-hour duration storms, where the post-development stormwater run-off rate shall not exceed the pre-development rate and the post-development stormwater runoff volume shall not exceed the pre-development volume for the local 2-year frequency, 24-hour duration storm event. Engineered stormwater facilities shall also remove 85% total suspended solids and treat the first inch of precipitation utilizing Town's Design Manual.

37. Level Spreader within Resource Conservation District: That the level spreader shall be located within the Resource Conservation District with special attention paid to design of the dissipater at the outfall.
38. Storm Drainageway Easement: That all stormwater management improvements, outside public right-of-way, shall be located inside reserved storm drainageway easements, per Town guidelines, to be approved by the Town Manager prior to recordation.
39. Stormwater Operations and Maintenance Plan: That a Stormwater Operations and Maintenance Plan shall be provided for the proposed stormwater management facilities and submitted to the Stormwater Management Engineer for approval prior to issuance of a Zoning Compliance Permit. A schedule of inspection and maintenance tasks shall be included. A maintenance covenant shall be included as part of the plan and recorded at the office of the Orange County Register of Deeds prior to issuance of a Zoning Compliance Permit.
40. Erosion Control: That a detailed soil erosion and sedimentation control plan, including provision for monitoring and maintenance of facilities and modifications of the plan if necessary, shall be approved by the County Erosion Control Officer and the Town Manager prior to issuance of a Zoning Compliance Permit.

If one (1) acre or more is uncovered by land-disturbing activities for this project, then a performance guarantee in accordance with Section 5-97.1 Bonds of the Town Code of Ordinances shall be required prior to final authorization to begin land-disturbing activities. This financial guarantee is intended to cover the costs of restoration of failed or failing soil erosion and sedimentation controls, and/or to remedy damages resulting from land-disturbing activities, should the responsible party or parties fail to provide prompt and effective remedies acceptable to the Town.

41. Silt Control: That the applicant takes appropriate measures to prevent and remove the deposit of wet or dry silt on adjacent paved roadways. During the construction phase, additional erosion and sediment controls may be required if the proposed measures do not contain the sediment. Sediment leaving the property is a violation of the Town's Erosion and Sediment Control Ordinance.

42. Curb Inlets: In lieu of stenciling, all new Town and State right-of-way and private curb inlet hoods/covers installed within the Chapel Hill Planning Jurisdiction shall be pre-cast stating, "Dump No Waste! Drains to Jordan Lake", in accordance with the specifications of the Town Standard Detail SD-5A.

Recreation

43. Recreation Improvements: That the applicant shall provide 29,800 square feet of recreation space. That the recreation space associated with the pool, clubhouse, bocce court, and fitness center shall be considered suitable recreation space if designed in a manner acceptable to the Town Manager. That if the full amount of required recreation space cannot be provided with the facilities listed above or other facilities approved by the Town Manager, the applicant shall provide a payment-in-lieu of providing the remaining required recreation space. Any such payment amount shall be reviewed and approved by the Town Manager in accordance with the Land Use Management Ordinance. Any recreation payment amount shall be submitted to the Town prior to issuance of a Zoning Compliance Permit.
44. Greenway Easement: That a blanket greenway easement shall be provided within the Resource Conservation District to be reviewed and approved by the Town Manager and recorded at Orange County Land Records prior to issuance of a Zoning Compliance Permit.

Water, Sewer, and Other Utilities

45. Overhead Power Lines: That all proposed or relocated utility lines other than 3-phase electric power distribution lines shall be located underground as required by Section 5.12.2 of the Land Use Management Ordinance
46. Utility/Lighting Plan Approval: That the final utility/lighting plan shall be approved by Orange Water and Sewer Authority, Duke Energy Company, and other local utility service providers, and the Town Manager before issuance of a Zoning Compliance Permit.
47. Lighting Plan: That prior to issuance of a Zoning Compliance Permit, the applicant shall submit site plans and other required documents to satisfy the lighting requirements of Section 5.11 of the Land Use Management Ordinance including submission of a lighting plan, providing for adequate lighting on public sidewalks, including driveway crossings, demonstrating compliance with Town standards, sealed by a Professional Engineer, for Town Manager approval.
48. OWASA Easements: That easement documents as required by OWASA and the Town Manager shall be recorded before issuance of a Certificate of Occupancy.

State and Federal Approvals

49. State or Federal Approvals: That any required State or federal permits or encroachment agreements shall be approved and copies of the approved permits and agreements be submitted to the Town of Chapel Hill prior to the issuance of a Zoning Compliance Permit.

50. NCDOT Approvals: That plans for improvements to State-maintained roads shall be approved by NCDOT prior to issuance of a Zoning Compliance Permit for the subject phase of development.

Fire Safety

51. Driveway Entrances for Fire Access: That all driveway entrances from Martin Luther King Jr. Blvd. and Hillsborough Street shall be a minimum of 20 feet wide.

52. Bicycle/Pedestrian/Fire Access Path: That the applicant shall construct two adjacent 8-foot wide off-street bicycle/pedestrian paths within the open area between the buildings. Two adjacent, concrete paths are to be separated by four feet and combined to form a 20-foot fire access. Break-away bollards and roll curbs are to be erected at the entrances to the bicycle/pedestrian/fire access path.

53. Fire Flow Report: That a fire flow report demonstrating compliance with Town standards, sealed by an engineer registered in the State of North Carolina, shall be provided for review and approval by the Town Manager prior to issuance of a Zoning Compliance Permit.

54. Automatic Sprinkler System: That the applicant shall install automatic sprinkler systems in accordance with Town Code and NC Fire Code.

55. Hydrants Active: That the applicant shall provide active fire hydrant coverage, acceptable to the Fire Department, for any areas where combustible construction materials will be stored or installed, prior to having such materials delivered to the site. All required fire hydrants must be installed, active, and accessible for the Fire Department use prior to the arrival of combustible materials on site. That fire protection systems shall be installed according to Town Ordinance, the NC Fire Code, and NFPA 13.

56. Fire Hydrant and FDC Locations: That the Final Plans shall indicate the locations of existing and proposed fire hydrants and Fire Department Connections (FDC). Fire Department Connections shall be located on the street side of the building within 100 feet of a hydrant. Hydrant spacing shall comply with the Town Design Manual. Design shall be reviewed and approved by the Town Manager prior to issuance of a Zoning Compliance Permit.

57. Firefighting Access during Construction: That as required by NC Fire Code (Section 1410.1 Required Access), vehicle access for firefighting shall be provided to all construction or demolition sites including vehicle access to within 100 feet of temporary or permanent fire department connections and hydrants. Vehicle access shall be provided by either temporary or permanent roads capable of supporting vehicle loading under all weather conditions.

58. Fire Hydrant Accessibility: That all structures must be located within 500 feet of a fire hydrant. That the applicant maintains a 50-foot maximum distance between fire hydrants and fire department connections, in a clearly visible and accessible location on the street side of buildings.

Solid Waste Management and Recycling

59. Solid Waste Management Plan: That a detailed Solid Waste Management Plan, including a recycling plan and a plan for managing and minimizing construction debris, shall be approved by the Town Manager prior to issuance of a Zoning Compliance Permit. That the approved plan shall include the following:

- A detail showing the layout of the recycling collection area. Adequate passage must be provided between the carts at the rear of the compactor and the fence for cart use. The internal fence around the cardboard dumpster be removed and bollards placed behind the dumpster.
- That the applicant holds pre-demolition and pre-construction conferences with Orange County Solid Waste staff.
- That the applicant holds a deconstruction assessment meeting with Orange County staff concerning the buildings to be removed from this site.
- That the following notes be placed on the final plans: 1) Any gate design will include gate retainers, 2) The user will be responsible for opening gates to the dumpster area on collection days of any material(s) to be collected from this location, 3) If any vehicles are parked in the reuse or recyclable collection vehicle access area, the containers will not receive service until the next scheduled collection day.
- That the collection vehicle access route to any area containing recyclable material collection containers be paved with all-weather, heavy-duty pavement OR the following note be included on the plans and recorded on the plat: "Orange County will not be responsible for any pavement damage that may result from service vehicles."
- That the applicant contact Orange County Solid Waste to request multi-family recycling services when the residential units are ready for occupants.
- That the revised plans show lighting details that adequately illuminate the recycling and refuse site.
- The intended path of service to/from the recycling carts must be provided and a handicapped service door and ramp be provided for cart access.
- That the applicant contact Orange County Solid Waste in order to maximize recycling of demolition waste from the existing structures.
- Clean wood waste, scrap metals, and corrugated cardboard, all present in construction waste must be recycled. All haulers of construction waste must be properly licensed. The Developer shall provide the name of the permitted waste disposal facility to which land clearing or demolition waste will be delivered.

60. Number of Recycling Carts: That a minimum of 18 recycling carts shall be provided and location shown on the plans, subject to Town Manager approval, prior to issuance of a Zoning Compliance Permit.

Miscellaneous Stipulations

61. Construction Management Plan: That a Construction Management Plan, be approved by the Town Manager prior to issuance of a Zoning Compliance Permit and show designation of

Martin Luther King Jr. Blvd. entrance as the primary construction entrance for the site, prohibition of construction traffic on Hillsborough Street except for construction traffic on Hillsborough Street north of the site when traffic is needed for Hillsborough Street improvements and when the Martin Luther King Jr. Blvd. entrance cannot be used. That the first phase of the construction plan shall include construction of the Martin Luther King Jr Blvd entrance. The construction management plan shall: 1) indicate how construction vehicle traffic will be managed, 2) identify parking areas for on-site construction workers including plans to prohibit parking in residential neighborhoods, 3) indicate construction staging and material storage areas, and 4) identify construction trailers and other associated temporary construction management structures.

62. Traffic and Pedestrian Control Plan: That the applicant shall provide a Work Zone Traffic Control Plan for movement of motorized and non-motorized vehicles on any public street that will be disrupted during construction. The plan must include a pedestrian management plan indicating how pedestrian movements will be safely maintained. The plan must be reviewed and approved by the Town Manager prior to the issuance of a Zoning Compliance Permit. At least 5 working days prior to any proposed lane or street closure the applicant must apply to the Town Manager for a lane or street closure permit.
63. Construction Sign Required: That the applicant shall post a construction sign at the development site that lists the property owner's representative and telephone number, the contractor's representative and telephone number, and a telephone number for regulatory information at the time of issuance of a Building Permit, prior to the commencement of any land disturbing activities. The construction sign may have a maximum of 16 square feet of display area and may not exceed 6 feet in height. The sign shall be non-illuminated, and shall consist of light letters on a dark background. A detail of the sign shall be reviewed and approved by the Town Manager prior to the issuance of a Zoning Compliance Permit.
64. Detailed Plans: That final detailed site plans, grading plans, utility/lighting plans, stormwater management plans (with hydrologic calculations), landscape plans, and landscape maintenance plans shall be approved by the Town Manager before issuance of a Zoning Compliance Permit, and that such plans conform to plans approved by this application and demonstrate compliance with all applicable regulations and the design standards of the Land Use Management Ordinance and the Design Manual.
65. Certificates of Occupancy: That no Certificates of Occupancy shall be issued until all required public improvements are complete; and that a note to this effect shall be placed on the final plats.

If the Town Manager approves a phasing plan, no Certificates of Occupancy shall be issued for a phase until all required public improvements for that phase are complete; and no Building Permits for any phase shall be issued until all public improvements required in previous phases are completed to a point adjacent to the new phase; and that a note to this effect shall be placed on the final plats.

66. As-built Plans: The applicant shall provide certified as-built plans for building footprints, parking lots, street improvements, storm drainage systems and stormwater management structures, and all other impervious surfaces. The as-built plans should be in DXF binary format using State plane coordinates and NAVD 88.
67. Schools Adequate Public Facility Ordinance: That the applicant shall provide the necessary Certificate of Adequacy of Public Schools prior to issuance of a Zoning Compliance Permit.
68. Tanning Beds: That any proposed tanning facilities be operated in full conformance with applicable state regulations and that any failure to do so would constitute a violation of the Special Use Permit.
69. Traffic Signs: That the property owners shall be responsible for placement and maintenance of temporary regulatory signs before issuance of any Certificates of Occupancy.
70. New Street Names and Numbers: That the name of the development and its streets and house/building numbers be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
71. Vested Right: This Special Use Permit constitutes a site specific development plan establishing a vested right as provided by N.C.G.S. Section 160-185.1 and Appendix A of the Chapel Hill Land Use Management Ordinance.
72. Continued Validity: That continued validity and effectiveness of this approval shall be expressly conditioned on the continued compliance with the plans and conditions listed above.
73. Non-Severability: That if any of the above conditions is held to be invalid, approval in its entirety shall be void.

BE IT FURTHER RESOLVED that the Council hereby approves the Special Use Permit Modification for the Grove Park Development.

This the ____ day of 2015.

RESOLUTION B

A RESOLUTION DENYING AN APPLICATION FOR A SPECIAL USE PERMIT MODIFICATION FOR GROVE PARK (PROJECT #14-091)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Special Use Permit Modification application, proposed by Townhouse Apartments, LLC, for Grove Park, located at 425 Hillsborough Street on property identified as Orange County Parcel Identifier Number 9788-49-1709, located in the Residential-Special Standards-Conditional (R-SS-C) zoning district, if developed according to the Site Plan dated February 20, 2007, and last revised February 16, 2015, and the conditions below would not:

1. Be located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
2. Comply with all required regulations and standards of the Land Use Management Ordinance;
3. Be located, designed, and operated so as to maintain or enhance the value of contiguous property; and
4. Conform with the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the 2020 Comprehensive Plan.

Modification to Regulations

BE IT FURTHER RESOLVED by the Council of the Town of Chapel Hill hereby denies the application for a Special Use Permit Modification for Grove Park, located at 425 Hillsborough Street.

This the _____ day of _____, 2015.

SPECIAL USE PERMIT APPLICATION



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd
Chapel Hill, NC 27514
phone (919) 968-2728 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9788-49-1709

Date: Feb. 18, 2015

Section A: Project Information

Project Name: Grove Park

Property Address: 425 Hillsborough Street Zip Code: 27514

Use Groups (A, B, and/or C): A Existing Zoning District: R-SS-C

Project Description: 1) Modify the boundaries of the SUP to conform to 2014 ownership. 2) Modify dates for construction start and completion. 3) Change the name to "Grove Park" 4) Modify the footprint of Buildings 5, 6 and 7, while keeping the Hillsborough "screeescape" unchanged. Increase Recreation Space from 28,167SF to 29,800SF. Add under-building parking spaces and almost double the number of covered bike spaces. While the number of residential units (346) will remain unchanged; the mix of 1/2 and 3/4 bedroom units will total 850 bedrooms. 5) Convert from condominium to rental apartment project. 6) Reduce impervious surface and fully will comply with 2015 Town Stormwater guidelines. Comply with Town Rental guidelines for Affordable Housing.

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

Applicant Information (to whom correspondence will be mailed)

Name: A.P. Segar c/o Townhouse Apartments, LLC

Address: 425 Hillsborough Street

City: Chapel Hill State: NC Zip Code: 27514

Phone: (650) 270-7067 Email: apsegar@yahoo.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:  Date: 2-18-15

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: A.P. Segar c/o Townhouse Apartments, LLC

Address: 425 Hillsborough Street

City: Chapel Hill State: NC Zip Code: 27514

Phone: (650) 270-7067 Email: apsegar@yahoo.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:  Date: 2-18-15



PROJECT FACT SHEET
 TOWN OF CHAPEL HILL
 Planning Department

Section A: Project Information

Application type: SUP Modification Date: 2-18-15
 Project Name: Grove Park

Use Type: (check/list all that apply)

Office/Institutional Residential Mixed-Use Other: _____

Overlay District: (check all those that apply)

Historic District Neighborhood Conservation District Airport Hazard Zone

Section B: Land Area

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	545,436	sq. ft.
Choose one, or both, of the following (a or b,) not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way	CSA=	9,962	sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=	0	sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	555,398	sq. ft.

Section C: Special Protection Areas, Land Disturbance, and Impervious Area

Special Protection Areas: (check all those that apply)

Jordan Buffer Resource Conservation District 100 Year Floodplain Watershed Protection District

Land Disturbance	Total (sq ft)
Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, all grading, including off-site clearing)	445,385
Area of Land Disturbance within RCD	75,000
Area of Land Disturbance within Jordan Buffer	5,800

Impervious Areas	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Impervious Surface Area (ISA)	260,053	260,053	330,987	330,987
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA) %	46.82	46.82	59.59	59.59
If located in Watershed Protection District, % of impervious surface on 7/1/1993	--	--	--	--



PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

Section D: Dimensions

Dimensional Unit (sq ft)	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Number of Buildings one/seven	148,600	148,600	516,589	516,589
Number of Floors (plus parking levels)	2/3	2/3	3/6	3/6
Recreational Space	Pool & Yard	Pool & Yard	29,800	29,800

Residential Space				
Dimensional Unit (sq ft)	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Floor Area (all floors – heated and unheated)	116,500	116,500	709,593	709,593
Total Square Footage of All Units	116,500	116,500	516,589	516,589
Total Square Footage of Affordable Units	None	None	None	None
Total Residential Density	8.7	8.7	27.1	27.1
Number of Dwelling Units	111	111	346	346
Number of Affordable Dwelling Units	None	None	pay-in-lieu	Pay-in-lieu
Number of Single Bedroom Units	7	7	138	138
Number of Two Bedroom Units	40	40		
Number of Three Bedroom Units / 4 BR	64	64	208	208

Non-Residential Space (Gross Floor Area in Square Feet)					
Use Type	Existing	Proposed	Uses	Existing	Proposed
Commercial	None	None			
Restaurant			# of Seats		
Government					
Institutional					
Medical					
Office					
Hotel			# of Rooms		
Industrial					
Place of Worship			# of Seats		
Other					

Approved by SUP&

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	10	36	34
	Interior (neighboring property lines)	0	39	11
	Solar (northern property line)	0	39	11
Height (maximum)	Primary	39	39	39
	Secondary (Revised by SUP)	90	42	90
Streets	Frontages	0	116/308	116/308
	Widths	0	116/310	116/310



PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

Section F: Adjoining or Connecting Streets and Sidewalks

(Note: For approval of proposed street names, contact the Engineering Department)

Street Name	Right-of-way Width	Pavement Width	Number of Lanes	Existing Sidewalk*	Existing curb/gutter
Martin Luther King Jr. Blvd.	100'	65'	5	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
Hillsborough Street	varies	33'	2	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes

List Proposed Points of Access (Ex: Number, Street Name): Hillsborough St. and M.L. King Jr. Blvd.
Sidewalks existing along both.

*If existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information:

Sidewalk Information			
Street Names	Dimensions	Surface	Handicapped Ramps
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Section G: Parking Information

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces	637	--	666
Handicap Spaces	13	--	14
Total Spaces	650	--	680
Loading Spaces	--	--	--
Bicycle Spaces	87	--	204
Surface Type	Paved		

Section H: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
North	10'	10'	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
South	10'	10'	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
West	10'	10'	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
Hillsborough St/MLK Jr. Blvd.	15'	15'	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes



PROJECT FACT SHEET
 TOWN OF CHAPEL HILL
 Planning Department

Section I: Land Use Intensity

Existing Zoning District:
 Proposed Zoning Change (if any):

Note: Refer to Table 3.8-1 (Dimensional Matrix) in the Land Use Management Ordinance for help completing this table.

Zoning – Area – Ratio			Impervious Surface Thresholds			Minimum and Maximum Limitations	
Zoning District(s)	Floor Area Ratio (FAR)	Recreation Space Ratio (RSR)	Low Density Residential (0.24)	High Density Residential (0.50)	Non-Residential (0.70)	Maximum Floor Area (MFA) = FAR x GLA	Minimum Recreation Space (MSR) = RSR x GLA
R-SS-C	468,487	1.10/0.050	REDEVELOPMENT			515,336	23,424
						442	
						811	
TOTAL	555,398						
RCD Streamside	44,208	0.01/0.0					
RCD Managed	42,703	0.019/0.0					
RCD Upland	See Above						
						516,589	23,424

Section J: Utility Service

Check all that apply

Water	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Community Well	<input type="checkbox"/> Other
Sewer	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Community Package Plant	<input type="checkbox"/> Other
Electrical	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Telephone	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Solid Waste	<input checked="" type="checkbox"/> Town	<input type="checkbox"/> Private		



**SPECIAL USE PERMIT APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning Department**

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 Department (Planning) at (919)968-2728 or at planning@townofchapelhill.org.

	Application fee (including Engineering Review fee) (refer to fee schedule)	Amount Paid \$ <input type="text"/>
	Pre-application meeting – with appropriate staff	
	Digital Files - provide digital files of all plans and documents	
	Recorded Plat or Deed of Property	
	Project Fact Sheet	
	Traffic Impact Statement – completed by Town’s consultant (or exemption)	
	Description of Public Art Proposal	
	Statement of Justification	
	Response to Community Design Commission and Town Council Concept Plan comments	
	Affordable Housing Proposal, if applicable	
	Provide existing Special Use Permit, if Modification	
	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)	
	Mailing fee for above mailing list (mailing fee is double due to 2 mailings)	Amount Paid \$ <input type="text"/>
	Written Narrative describing the proposal	
	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals	
	Jurisdictional Wetland Determination – if applicable	
	Resource Conservation District Encroachment Exemption or Variance (determined by Planning)	
	Jordan Buffer Authorization Certificate or Mitigation Plan Approval (determined by Planning)	
	Reduced Site Plan Set (reduced to 8.5"x11")	

Stormwater Impact Statement (1 copy to be submitted)

- a) Written narrative describing existing & proposed conditions, anticipated stormwater impacts and management structures and strategies to mitigate impacts
- b) Description of land uses and area (in square footage)
- c) Existing and proposed Impervious surface area in square feet for all subareas and project area
- d) Ground cover and uses information
- e) Soil information (classification, infiltration rates, depth to groundwater and bedrock)
- f) Time of concentration calculations and assumptions
- g) Topography (2-foot contours)
- h) Pertinent on-site and off-site drainage conditions
- i) Upstream and/or downstream volumes
- j) Discharges and velocities
- k) Backwater elevations and effects on existing drainage conveyance facilities
- l) Location of jurisdictional wetlands and regulatory FEMA Special Flood Hazard Areas



**SPECIAL USE PERMIT APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning Department**

- m) Water quality volume calculations
- n) Drainage areas and sub-areas delineated
- o) Peak discharge calculations and rates (1, 2, and 25-year storms)
- p) Hydrographs for pre- & post-development without mitigation, post-development with mitigation
- q) Volume calculations and documentation of retention for 2-year storm
- r) 85% TSS removal for post-development stormwater run-off
- s) Nutrient loading calculations
- t) BMP sizing calculations
- u) Pipe sizing calculations and schedule (include HGL & EGL calculations and profiles)

Plan Sets (10 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
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable
- Revision dates and professional seals and signatures, as applicable

Cover Sheet

- a) Include Project Name, Project fact information, PIN, Design team

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



**SPECIAL USE PERMIT APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning Department**

- 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

Detailed Site Plan

- a) Existing and proposed building locations
- b) Description & analysis of adjacent land uses, roads, topography, soils, drainage patterns, environmental constraints, features, existing vegetation, vistas (on & off-site)
- c) Location, arrangement, & dimension of vehicular parking, width of aisles and bays, angle of parking, number of spaces, handicapped parking, bicycle parking . Typical pavement sections & surface type
- d) Location of existing and proposed fire hydrants
- e) Location and dimension of all vehicle entrances, exits, and drives
- f) Dimensioned street cross-sections and rights-of-way widths
- g) Pavement and curb & gutter construction details
- h) Dimensioned sidewalk and tree lawn cross-sections
- i) Proposed transit improvements including bus pull-off and/or bus shelter
- j) Required landscape buffers (or proposed alternate/modified buffers)
- k) Required recreation area/space (including written statement of recreation plans)
- l) Refuse collection facilities (existing and proposed) or shared dumpster agreement
- m) Construction parking, staging, storage area, and construction trailer location
- n) Sight distance triangles at intersections
- o) Proposed location of street lights and underground utility lines and/or conduit lines to be installed
- p) Easements
- q) Clearing and construction limits
- r) Traffic Calming Plan – detailed construction designs of devices proposed & associated sign & marking plan

Stormwater Management Plan

- a) Topography (2-foot contours)
- b) Existing drainage conditions
- c) RCD and Jordan Riparian Buffer delineation and boundary (perennial & intermittent streams, note ephemeral streams on site)
- d) Proposed drainage and stormwater conditions
- e) Drainage conveyance system (piping)
- f) Roof drains
- g) Easements
- h) BMP plans, dimensions, details, and cross-sections
- i) Planting and stabilization plans and specifications



Landscape Protection Plan

- a) Rare, specimen, and significant tree survey within 50 feet of construction area
- b) Rare and specimen tree critical root zones
- c) Rare and specimen trees proposed to be removed
- d) Certified arborist tree evaluation, if applicable
- e) Significant tree stand survey
- f) Clearing limit line
- g) Proposed tree protection /silt fence location
- h) Pre-construction/demolition conference note
- j) Landscape protection supervisor note
- k) Existing and proposed tree canopy calculations, if applicable

Planting Plan

- a) Dimensioned and labeled perimeter landscape bufferyard
- b) Off-site buffer
- c) Landscape buffer and parking lot planting plan (including planting strip between parking and building, entryway planting, and 35% shading requirement)

Steep Slope Plan

- a) Classify and quantify slopes 0-10%, 10-15%, 15-25% and 25% and greater
- b) Show and quantify areas of disturbance in each slope category
- c) Provide/show specialized site design and construction techniques

Grading and Erosion Control Plan

- a) Topography (2-foot contours)
- b) Limits of Disturbance
- c) Pertinent off-site drainage features
- d) Existing and proposed impervious surface tallies

Streetscape Plan, if applicable

- a) Public right-of-way existing conditions plan
- b) Streetscape demolition plan
- c) Streetscape proposed improvement plan
- d) Streetscape proposed utility plan and details
- e) Streetscape proposed pavement/sidewalk details
- f) Streetscape proposed furnishing details
- g) Streetscape proposed lighting details



Solid Waste Plan

- a) Preliminary Solid Waste Management Plan
- b) Existing and proposed dumpster pads
- c) Proposed dumpster pad layout design
- d) Proposed heavy duty pavement locations and pavement construction detail

Construction Management Plan

- a) Construction trailer location
- b) Location of construction personnel parking and construction equipment parking
- c) Location and size of staging and materials storage area
- d) Description of emergency vehicle access to and around project site during construction
- e) Delivery truck routes shown or noted on plan sheets

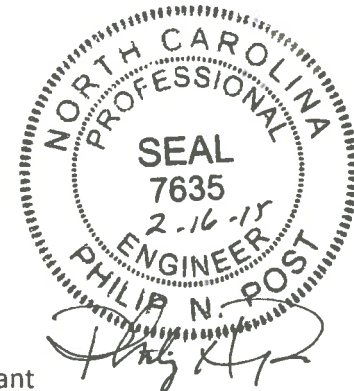
Energy Management Plan

- a) Description of how project will be 20% more energy efficient than ASHRAE Standards
- b) Description of utilization of sustainable forms of energy (Solar, Wind, Hydroelectric, and Biofuels)
- c) Participation in NC GreenPower program
- d) Description of how project will ensure indoor air quality, adequate access to natural lighting, and allow for proposed utilization of sustainable energy
- e) Description of how project will maintain commitment to energy efficiency and reduced carbon footprint over time
- f) Description of how the project's Transportation Management Plan will support efforts to reduce energy consumption as it affects the community

Exterior Elevations

- a) An outline of each elevation of the building, including the finished grade line along the foundation (height of building measured from mean natural grade).

Grove Park
Special Use Permit Modification
December 15, 2014
Revised: February 16, 2015



Narrative and Statement of Justification By The Applicant

A) Narrative

This SUP modification consists of:

- 1) Modify the boundaries of the SUP to conform to 2014 ownership.
- 2) Modify dates for construction start and completion.
- 3) Change the name to "Grove Park".
- 4) Modify the footprint of Buildings 5, 6 and 7, while keeping the Hillsborough "streetscape" unchanged. Increase Recreation Space from 28,167 Sf to 29,800 SF. Add under-building parking spaces and almost double the number of covered bike spaces. While the number of residential units (346) will remain unchanged; the mix of 1/2 and 3/4 bedroom units will total 850 bedrooms.
- 5) Convert from condominium to a rental apartment project.
- 6) Reduce impervious surface, and fully will comply with 2015 Town Stormwater guidelines. Comply with Town rental guidelines for Affordable Housing.

B) Statement of Justification

- 1) Boundaries, Floor Area and Impervious Surface: The 2009 SUP included a "land swap" for property adjacent to Martin Luther King, Jr. Blvd. This "swap" transaction was consummated, as planned, on November 12, 2012 and recorded at book 5490, Page 432 of the Orange County Registry. The applicant wishes the SUP boundaries to be modified to conform to this 2012 transaction. This transaction reduces the land owned by the applicant by approximately 0.06 acres of gross land.

In addition, tract (PIN #: 9788-49-4924) consisting of approximately 0.09 acres (area of gross land), was to be purchased by the 2009 applicant. This 2009 purchase agreement has expired; the seller no longer wishes to be part of the Grove Park development. There is no need for this land to be part of the SUP. Therefore, the applicant respectfully requests that the SUP boundaries conform to the gross land now owned by the applicant, a total of 12.75 acres, which is 6,526 SF less than the 2009 SUP.

We believe these boundary changes simplify the land ownership situation and will make it much easier for the Town and the applicant to execute all required legal documents and perform all work required by the SUP.

Because of this small reduction in Gross Land Area, the calculated maximum floor area is reduced by 562 SF, falling from 517,151 SF to 516,589 SF.

In addition, and in order to reduce stormwater runoff from 2009 projections; the applicant has chosen to reduce impervious surface by 3,015 SF, or about 1%.

2) Dates

The applicant will continue to actively seek financing and willing partner/renters for the 346 residential units at Grove Park. The applicant believes it will require 48 months from now to (1) find the right development partner; (2) complete all construction drawings; (3) bid and finance the project; (4) obtain all Town and other governmental construction permits and (5) schedule the start of construction with a Contractor.

Therefore, the applicant respectfully asks that construction begin by January 1, 2019 and be completed by January 1, 2023.

3) Name Change

The applicant respectfully asks that the development name be "Grove Park".

4) SUP Site Plan

The applicant is fully committed to maintaining the two-story townhouse 'streetscape' (with rear garage) along its Hillsborough Street frontage.

Along the Townhouse Drive connector from Hillsborough Street, the applicant will make a slight modification: the existing plans show limited under building parking, two (2) residential levels and a pitched roof, with a total building height of about 45 feet. The applicant proposes one (1) full under-building parking level (which results in more vehicular spaces) and three (3) residential levels with a flat roof. The total building height will remain about 45 feet. The building façade will maintain a "townhouse" appearance along Townhouse Drive.

The result of these modest changes to buildings 5A/5B, 6A/6B and 7 increase the total bedrooms to 850 and increase under-building parking from 407 to 567 vehicular spaces.

All of this is being accomplished while reducing impervious surface for the project by about 1%

5) Rental Project

The Segar family application has successfully owned and managed Townhouse Apartments in Chapel Hill since 1971.

The Segars understand the rental market. They understand how to design and manage rental units. They understand exactly what features and amenities are needed and, in fact demanded, by renters in Chapel Hill in 2015.

The Segars are not expert in a for-sale condominium project, as was their former partner RAM Development.

In order for the Segars to successfully design, market, build and manage this project, it is imperative that it be changed from a for-sale condominium project to a rental apartment project.

6) Stormwater/Affordable Compliance

The 2009 SUP was based on a Stormwater Impact Statement and Stormwater Design formulated in 2006, well before the Jordan runoff requirements were adopted by the Town in 2011.

The applicant has submitted a 2015 Stormwater Impact Statement and current Town Stormwater Preliminary Design that fully complies with current Town Stormwater guidelines and, in particular, will address the removal of phosphorus and nitrogen nutrients. Such removal was completely absent from the 2006 design.

In addition to fully complying with the 2015 Town Stormwater standards, the applicant also commits to full compliance with Town Affordable Guidelines for rental units.

Date: March 10, 2015

Ms. Judy Johnson
Planning and Sustainability
Town of Chapel Hill

Re: Grove Park ~ Affordable Housing Stipulations

Dear Judy:

Grove Park is a 346-unit apartment redevelopment project on the site of Townhouse Apartments. Townhouse contains 111 rental apartment units, constructed in 1962; there will be a net increase of 235 units.

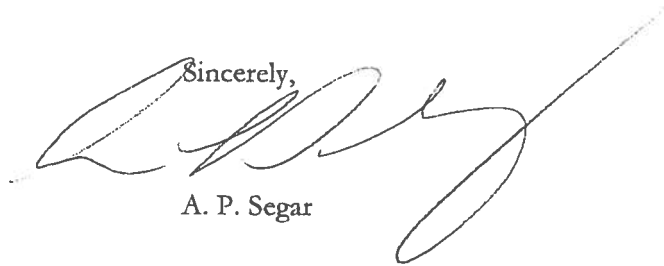
Grove Park will continue to satisfy the demand for rental housing in the "student corridor"; within walking distance of the campus. Grove Park will fulfill the growing need for updated and well located housing choices for students, and in so doing, will reduce housing pressure on older residential neighborhoods near campus.

The applicant desires to support the affordable goals that the Council has adopted for Chapel Hill. The applicant respectfully offers the following stipulations for this rental project:

1. A payment-in-lieu of \$175,000 to the Community Home Trust, or as directed by the Town Manager, to be paid prior to the first Certificate of Occupancy for Grove Park.
2. If Grove Park rental development is converted to an ownership condominium development the developer/owner of Grove Park may choose to provide either: 1) for sale affordable housing units; or 2) a payment-in-lieu:
 - a. For Sale Affordable Condominium Units
 - The Affordable Housing Plan shall be approved by the Town Manager prior to recordation of the condominium plat.
 - The required number of affordable on site units shall be 24 Dwelling Units (or 10% of the total amount of net new market rate dwelling units constructed in Grove Park).
 - b. Payment-In Lieu At Time Of Conversion
 - If a payment-in-lieu of providing affordable ownership units is proposed, the payment shall be calculated based upon the funding rate, as established by the Town Council annually, at such time as the development converts to condominium ownership.

- The payment-in-lieu shall be provided to the Town's Affordable Housing Fund prior to recordation of the condominium plat.
- The total payment shall be equal to the funding rate multiplied by 24 Dwelling Units (or 10% of the total amount of net new market rate dwelling units constructed in Grove Park).

Sincerely,

A handwritten signature in black ink, appearing to read 'A. P. Segar', written in a cursive style. The signature is positioned to the right of the word 'Sincerely,'.

A. P. Segar

CC: Gene Poveromo
Phil Post

PHILIP

POST

&

ASSOCIATES

131202LT02

Firm ID C-0347

Date: March 9, 2015

Ms. Judy Johnson
Planning and Sustainability
Town of Chapel Hill

**Re: Grove Park ~ Stipulation #12 ~ Traffic Calming
North Street/Hillsborough Street**

Dear Judy:

In lieu of the existing language, the applicant proposes the following for Stipulation #12:

“That the applicant install two (2) solar powered, flashing LED signs as traffic calming devices, as determined by the Town Manager prior to issuance of the Zoning Compliance Permit.”

I have attached four (4) pages of specifications from the Traffic Safety Corporation (Sacramento, CA) for Made-in-USA solar powered, LED Flashing signs of the type to be selected by the Town Manager, either standard MUTCD design or custom design, to explain exactly what we propose to install.

I hope you will favorably consider this suggested change to the stipulation, and especially remember that this change will provide traffic calming, to be provided by the developer, at exactly the same time as the Grove Park is constructed, so there will be no time lag in furnishing traffic calming for the neighborhood.

Sincerely,



Philip N. Post, PE

Attachment: Flashing LED Signs (4 Pages)

ENGINEERS
PLANNERS
SURVEYORS



401 Providence Road
P.O. Box 2134
Chapel Hill, NC 27515-2134
(919) 929-1173
(919) 493-2600

Get a quote

Flashing LED Signs

Stand-Alone Systems



TS40: Pedestrian Crossing (W11-2) top seller



TS40: School Crossing (S1-1)



Custom Flashing LED Signs



Bicycle Warning (W11-1)



Do Not Enter (R5-1)



Do Not Stop On Tracks (R8-8)



Left Turn Arrow (W1-1L)




Rail Grade Crossing (W10-1)




Right Turn Arrow (W1-1R)



School Speed Limit (S5-1)



Speed Limit (R2-1)



State Law Stop For Pedestrians (R1-6A)



State Law Yield to Pedestrians (R1-6)



Stop (R1-1)



Custom Sign
Lettering & Graphics



Double Sided
Signs Available



Standard Signs
Data Sheet



Hand-Held
LED Paddles



Wrong Way Warning
Flashing LED Signs Fiver
(PDF, 375KB)



FHWA Report:
Embedded LEDs in Signs
(PDF, 313KB)

Click for details on additional sign styles



TS40 Custom Flashing LED Edge Lit Signs MUTCD Compliant



DOWNLOAD DATA SHEET

General Description

The TS40 conforms to the specifications of the Federal Highway Administration (FHWA) set forth in the Manual on Uniform Traffic Control Devices (MUTCD). Using the latest advances in LED technology, the TS40 employs a set of synchronized high-intensity LEDs to extend the range of visibility of the sign during the day or night. Furthermore, the LEDs are flashed, which increases driver awareness of the sign.

Why Our Signs are Better

High Visibility

- Type IX reflective sheeting provides outstanding reflective brightness, day or night.
- High intensity LEDs extend the visibility of the sign under all weather conditions.

Superior Performance

- Low power LED technology reduces system power consumption and operating cost.

Outstanding Durability

- Highway grade .080 aluminum construction provides resistance to corrosion.
- The use of highway grade Type IX sheeting helps to maintain long term reflectivity.
- Stainless steel security fasteners and Tufnut mounting hardware included to keep the sign secure.
- Signs are weatherproof to prevent outside elements from entering the internal casing.

Features

- MUTCD section 2A.07 and 2A.08 compliant.
- High visibility, low power consumption.
- Fast, easy installation, low maintenance.
- Vandal-resistant mounting hardware included.
- Optional battery backup, not affected by local grid power outages, 12 day autonomy (flashing 24/7).

Solar TS40

A solar powered TS40 is available that features off-grid power generation and independent flashing control.

Features

- Solar powered with battery backup, no AC power required.
- MUTCD section 2A.07 and 2A.08 compliant.
- Installs easily onto any new or existing sign post.
- High intensity LEDs flash in unison, once per second, commanding the attention of drivers day and night.
- Activation options: Continuous 24/7 Flashing, Programmable Timer, or Wireless Push-button.



Custom Sign (W-24-XX)



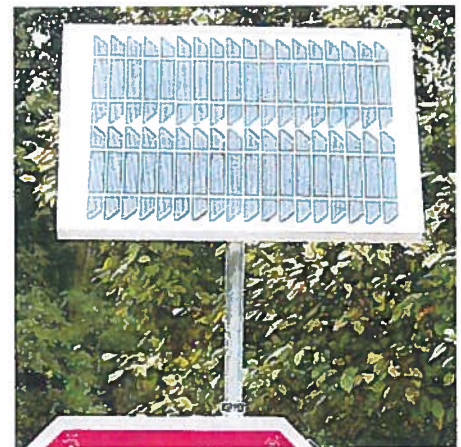
.080 aluminum construction



Custom Sign (R-18-XX)



FHWA Report:
Embedded LEDs In Signs
(PDF, 313KB)





Optional Keyfob Remote Control Transmitter

A keyfob remote can be added to the TS40 to allow for wireless activation and deactivation of the sign. This is ideal for applications where temporary sign activation is required. For example, crossing guards would have the ability to turn on the flashing lights when children enter the crosswalk and then stop the lights when the children clear the crosswalk. The keyfob would also allow firefighters to activate "fire station ahead" signs when exiting their station and merging with traffic. After the keyfob is used to activate the lights, the lights will flash for 90 seconds, or until deactivated with the keyfob. The keyfob has a range of 500 feet.



Optional Push-Button Activation

Provides a simple and convenient way for pedestrians to activate the signs.

TS40 Specifications*:

Compliance

- MUTCD section 2A.07 and 2A.08 compliant

Construction

- .080 highway grade aluminum and stainless fasteners
- Tufnut security mounting hardware (pole not included)

LED Lighting

- White or Yellow sign background: White LEDs standard, Yellow LEDs optional
- Red sign background: Red LEDs standard, White LEDs optional
- LED 1-1/4" bullet style in sign perimeter border
- Flash rate 50 to 60 times per minute
- LED life expectancy over 100,000 hours
- Visible up to 2 miles away
- Field replaceable grommet mounted lights
- Sealed DOT approved lighting

Circuitry Technology

- Sealed PCB technology
- 24 hour operation / dusk to dawn operation

Solar / AC / Battery Specifications**

- 15W solar cell
- AC - 120V, 240V, 277V; 120V battery maintainer
- DC - 6 volt 18AH SLA battery pack (3 to 5 year battery life)
- Up to 12 days in 24/7 operation

* All specifications subject to change without notice.

** Special configuration (wireless, etc.) signs will have 12 volt 22AH SLA battery with 20W solar cell (22.75" x 16.75" x 1.125", 4.5" depth with bracket).




Options

- Battery backup for AC signs
- Additional LED lights
- Standard 7 day or deluxe 365 day programmable timers
- Wireless activation, keyfob remote control transmitter
- Wired or wireless push-button activation
- Keyed on/off switch
- Anti-graffiti protective overlay

Warranty

- 10 Year Solar Panel
- 5 Year Sign Construction
- 2 Year LED Lights & Circuitry
- 1 Year Battery

Reflective Sheeting

-  Type IX Fluorescent Yellow Green (FYG) (Standard for warning signs in school zone areas)
-  Type IX (Yellow, Red, White) (Standard for non-school zone areas)
-  Type IV (HiP) (Yellow, Red, White) (Optional for non-school zone areas)

How to Specify the TS40

[Download Specs \(PDF\)](#)

1. Sign Materials - Construction - Compliance

- a. Sign reflective sheeting in compliance with current MUTCD requirements for reflectivity, wording, materials and mounting guidelines.
- b. Pole mounting requirements per MUTCD guidelines.
- c. Sign constructed of .080 aluminum with stainless / aluminum fasteners and weatherproof sealant.
- d. All mounting hardware fasteners shall be theft deterrent hardware preferably Tufnut security hardware where applicable.
- e. 3/8" x 3" stainless steel tap bolts for standard mounting hardware (other mounting options available).
- f. Battery access compartment located at lower portion of sign to allow access to battery compartment for maintenance (field replaceable battery).
- g. Solar signs to have a 2" to 4" wide casing, depending on model, between front and rear sign faces to enclose all wiring, battery, PCB and LED light connections. AC powered signs 2" wide casing.
- h. Security keyed ON/OFF switch located on side of casing controlling operation.
- i. Vented weatherproof casing allowing ambient air to circulate for internal components and prevent condensation and excessive heat buildup.
- j. Compression type solar panel connector allowing optimum directional placement of solar collector.
- k. Anti-theft placards and decals for theft / vandalism deterrents.
- l. Serial # plate with manufacture date for informational and warranty purposes.

2. Battery

	12 Volt 12 Volt 22000mAH SLA	6 Volt 2 - 6 Volt 9000mAh SLA (18 Ah Total)
Dimensions	7.14" x 3.03" x 6.59"	5.95" x 1.34" x 3.70"
Weight	12.74 lb.	3.09 lb.
Terminal Connector	Nut/Bolt	T2 - Spade
Operating Temperature	-40°F to +156°F	-40°F to +156°F
Warranty	1 Year	1 Year

- a. Battery mounting with aluminum fasteners and brackets for in-field replacement after life cycle has expired.
- b. Battery casing fully sealed in a moisture and corrosion proof casing.
- c. Required battery replacement every 18 months from manufacture date.

3. Solar Panel Collector

- a. Solar panels to be 6/12 volt 15/20/30 watt collector type depending on type of sign, region, LED light quantities and application uses.

	15 Watt	20 Watt	30 Watt
Max Power	15W	20W	30W
Operating Voltage	8.0V	17.2V	17.4V
Operating Current	1.88A	1.16A	1.73A
Max Voltage	10.8V	21.6V	21.6V
Operating Temperature	-40°C to +85°C	-40°C to +85°C	-40°C to +85°C
Dimensions	16.75" x 14.00" x 1.125"	22.75" x 16.75" x 1.125"	26.5" x 16.75" x 1.125"
Type	Polycrystalline	Polycrystalline	Polycrystalline

- b. Solar panel bracket constructed of aluminum alloy.
- c. Schedule 40 3/4" aluminum tubing attached to the solar panel bracket to the upper casing of the sign casing. Panel must face south.
- d. Angle of panel shall be 45° to 65° depending on region. Special attention required to insure solar collector has good access to solar power with no obstructions for optimum operation.
- e. Electrical connectors shall be insulated spade type connectors.
- f. Tempered glass solar cell sealer/protector.

4. LED Lights (Light Emitting Diodes)

- a. Sign shall have a series of either 4 - 8 LEDs depending on sign size and configuration.
- b. All LEDs shall be compliant to MUTCD Section 2A.07 and match colors acceptable to each type of signal per this specification.
- c. LED flash rate at 50 to 60 times per minute per MUTCD Section 2A.07 requirements.
- d. LED light dimensions: 1/8" Cree LED inside a 1-1/4" diameter lens.
- e. 100,000 hour rated LED life (11.415 years).
- f. High impact acrylic water/vibration proof housing lens.
- g. Completely resin sealed lens.
- h. Operating voltage: 6/12 VDC / Amp Draw 85ma.
- i. Rubber grommet mounted (for easy in-field replacement) into a 1-1/4" hole.
- j. Output power of LEDs approximate 60,000 mcd brightness.
- k. LEDs wired in series for simultaneous flash pattern per MUTCD.
- l. Wiring completely enclosed in sign casing with access for replacement.

5. Circuitry / LED Lighting Control Unit

- a. Circuit shall have a minimum of 4 output LED light circuits for use.
- b. Circuit shall control flash rates at 50 to 60 times per minute.
- c. Circuit shall flash 500 milliseconds / 150 milliseconds per flash.
- d. Available dusk-to-dawn flash mode.
- e. Micro-controller technology.
- f. Keyed "ON/OFF" activation for tamper/vandalism protection.
- g. Operation of circuit temperatures -40°C to +80°C.
- h. Circuit enclosed in weatherproof casing.
- i. Low voltage protection program (protecting from total discharge of battery).
- j. All wiring connections in accordance to standard wiring protection guidelines.

6. Warranty

- 10 Year Solar Panel
- 5 Year Sign Construction
- 2 Year LED Lights & Circuitry
- 1 Year Battery

GROVE PARK

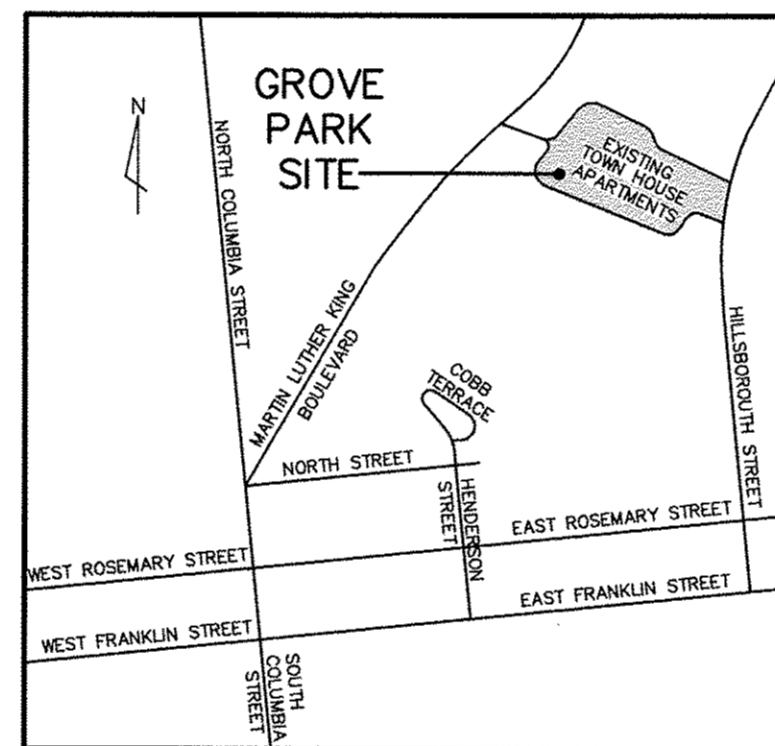
SPECIAL USE PERMIT MODIFICATION

425 HILLSBOROUGH STREET CHAPEL HILL NORTH CAROLINA

DRAWING INDEX

SHEET NUMBER TITLE

- C-1 COVER
- C-2 EXISTING CONDITIONS
- C-3 SUP MODIFICATION - SPACE SITE PLAN
- C-4 SUP MODIFICATION - SITE CROSS SECTIONS



VICINITY MAP
NOT TO SCALE

LAND USE INTENSITY

ITEM	FEBRUARY 23, 2009 APPROVED SUP	DECEMBER 2014 SUP MODIFICATION
1. GROSS LAND AREA	12.9 ACRES	12.75 ACRES
2. TOTAL MAXIMUM FLOOR AREA ALLOWED	517,151 S.F.	516,589 SQ. FT.
3. RESIDENTIAL UNITS	346 UNITS	346 UNITS
4. NUMBER OF BEDROOMS	646	850
5. RECREATION SPACE	28,167 S.F.	29,800 S.F.
6. MAXIMUM IMPERVIOUS SURFACE AREA	334,002 S.F.	330,987 S.F.
7. MAXIMUM LAND DISTURBANCE IN THE RCD	75,000 S.F.	75,000 S.F.
8. VEHICULAR PARKING SPACES - PROPOSED	520 SPACES	680 SPACES
9. MIN. # OF PARKING SPACES (PER LUMO)	550 SPACES	650 SPACES
10. VEHICULAR SPACES: SURFACE/UNDER BLDG.	113/407	113/567
11. BICYCLE PARKING SPACES - PROPOSED	110 SPACES	204 SPACES (COVERED)
12. MIN. # OF BIKE SPACES (PER LUMO)	87 SPACES	87 SPACES

CONSTRUCTION DEADLINE

13. CONSTRUCTION BEGIN	JANUARY 1, 2015	JANUARY 1, 2019
14. CONSTRUCTION COMPLETE	JANUARY 1, 2019	JANUARY 1, 2023

NOTES:

1. THE PURPOSE OF THIS SPECIAL USE PERMIT MODIFICATION IS TO:

- A) MODIFY THE BOUNDARIES OF THE SUP TO CONFORM TO THOSE SHOWN ON THE SITE PLAN, SHEET 3. (LAND AREA REDUCED BY 6,526 S.F.)
- B) MODIFY THE DEADLINES FOR CONSTRUCTION AS SHOWN IN THE CHART ABOVE.
- C) MODIFY BUILDING 5A/5B, BUILDING 6A/6B AND BUILDING 7 AS SHOWN ON THE SITE PLAN, SHEET 3.
- D) ADD UNDER-BUILDING VEHICULAR PARKING SPACES.
- E) CONVERT FROM CONDOMINIUM PROJECT TO A RENTAL APARTMENT PROJECT; COMPLY WITH THE TOWN'S AFFORDABLE HOUSING GUIDELINES.

2. THE ORIGINAL CONSTRUCTION DEADLINES WERE EXTENDED BY NC SENATE BILL #831.

3. THE PIN NUMBER FOR GROVE PARK IS: 9788-49-1709.

LAND AREA (2014)

1. NET LAND AREA	545,436 SF
2. CREDITED STREET AREA	9,962 SF
3. GROSS LAND AREA	555,398 SF (12.75 AC)

LAND USE INTENSITY (2014)

	RATIO	SF	MAXIMUM FLOOR AREA (SF)
1. RCD STREAM SIDE	0.01	44,208	442.08
2. RCD MANAGED USE	0.019	42,703	811.36
3. RCD UPLAND AND REMAINDER OF R-SS-C ZONED LAND	1.10	468,487	515,335.70
TOTALS:		555,398 SF	516,589.14 SF

CIVIL ENGINEER

PHILIP POST & ASSOCIATES
401 PROVIDENCE ROAD SUITE 200
CHAPEL HILL, NC 27514
TEL. (919) 929-1173

PROPERTY OWNER & APPLICANT

GROVE PARK
c/o TOWNHOUSE APARTMENTS LLC
ATT'N: A.P. SEGAR
425 HILLSBOROUGH ST.
CHAPEL HILL, NC 27514
TEL. 919-942-2163
EMAIL: APSEGAR@YAHOO.COM
OR: MANAGEMENT@TOWNHOUSEUNC.COM

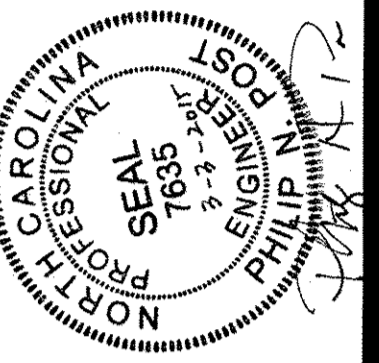
SCALE: NONE
DRAWN BY: MGP
CHECKED BY: PNP
DATE: 12/02/2014
PROJECT NO.: 131202
DRAWING NO.: C297/SF03
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REVISIONS
1. 2/26/2015: SITE REVISIONS
2. 2/25/2015: ADD FIRE HYDRANT / FDC LOCATIONS
3. 3/3/2015: FIRE MARSHALL COMMENTS

SHEET C-1
OF 4

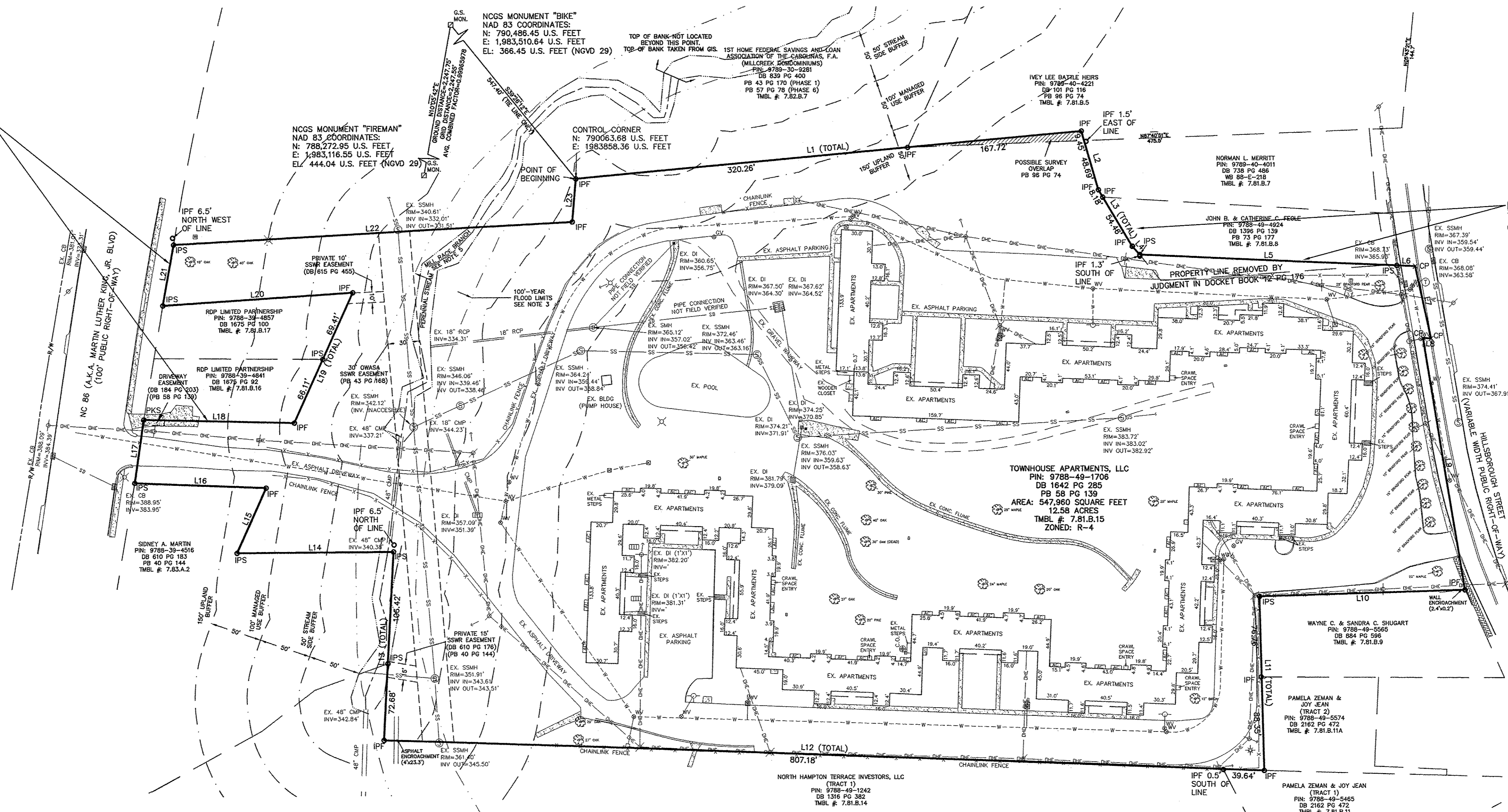
COVER SHEET

GROVE PARK - SUP MODIFICATION
425 HILLSBOROUGH STREET
TOWN OF CHAPEL HILL
ORANGE COUNTY, N.C.



PHILIP POST & ASSOCIATES
ENGINEERS
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SURVEYORS
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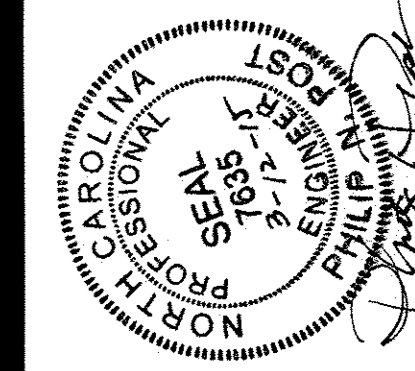
BOUNDARY NOTE:
THIS 2006 BOUNDARY FOR GROVE PARK
WAS MODIFIED AT DB 5490, PG 4432 ON
NOVEMBER 21, 2012 AND THE CURRENT
CONFIGURATION IS SHOWN ON SHEET 3 OF 3.



BOUNDARY NOTE:
THIS MAP CORRECTLY DEPICTS THE
GROVE PARK BOUNDARY LINE IN THIS AREA

- NOTES:
1. THIS MAP IS TAKEN FROM THE ALTA SURVEY OF THE "TOWNHOUSES OF CHAPEL HILL" DATED FEBRUARY 2006 AND FROM DEED BOOK 5490, PAGE 432, DATED NOVEMBER 21, 2012, ORANGE COUNTY REGISTRY, AND IS A COMPOSITE PLAN AND IS NOT A CERTIFIED SURVEY OR MAP.
 2. THE PURPOSE OF THIS EXISTING CONDITIONS PLAN IS TO HELP DEPICT THE BOUNDARIES OF GROVE PARK FOR THE PURPOSES OF A MODIFICATION TO THE TOWN OF CHAPEL HILL SPECIAL USE PERMIT FOR GROVE PARK.

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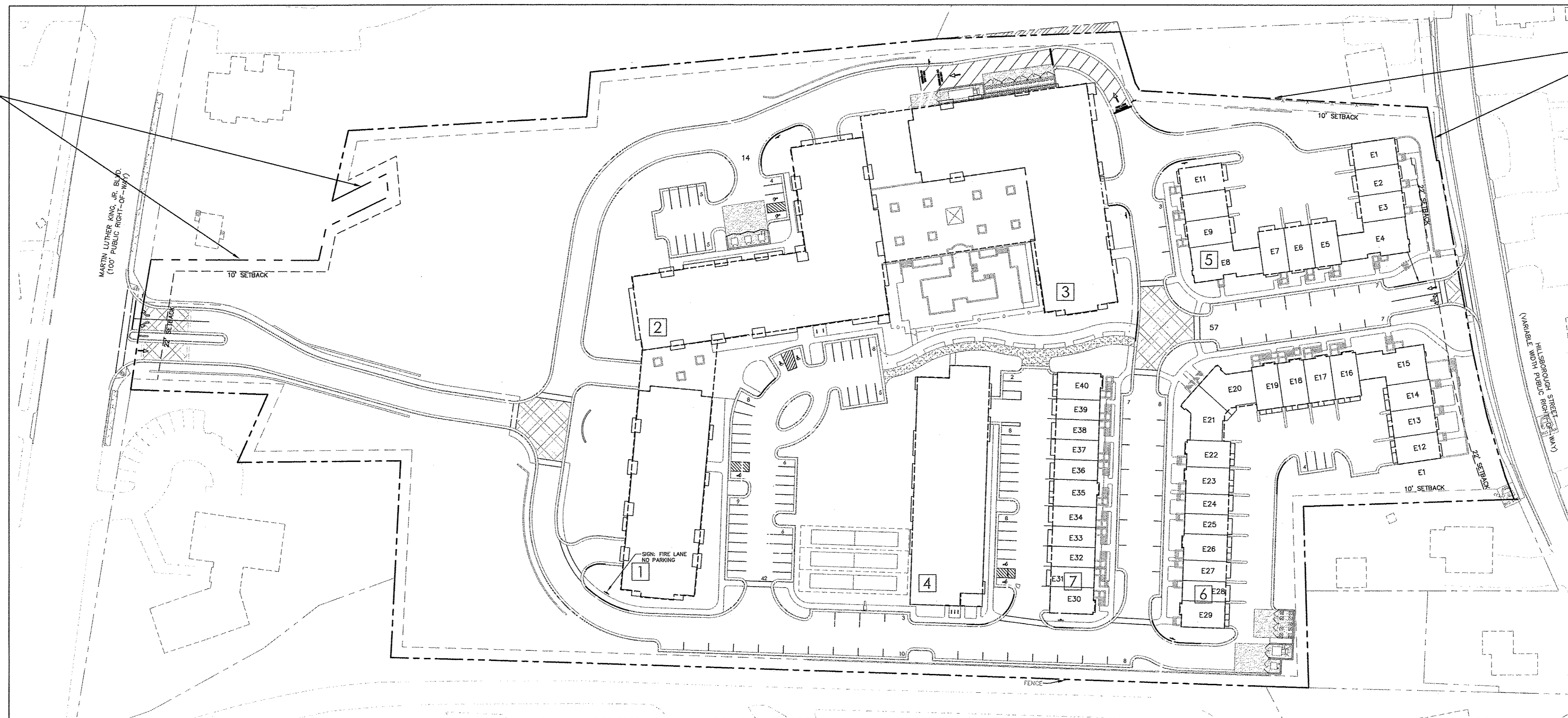


2006 SURVEY
EXISTING CONDITIONS
GROVE PARK - SUP MODIFICATION
425 HILLSBOROUGH STREET
TOWN OF CHAPEL HILL
ORANGE COUNTY, N.C.

SCALE: 1"=60'
DRAWN BY: MOP
CHECKED BY: FNP
DATE: 12/02/2014
PROJECT NO. 131202
DRAWING NO. C297SP03
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REVISIONS
1. 3/12/2015: REVISE FOR MARCH 2015

BOUNDARY NOTE:
THIS PLAN CORRECTLY DEPICTS
THE NOVEMBER 21, 2012 BOUNDARY
FOR GROVE PARK IN THIS AREA



BOUNDARY NOTE:
THIS MAP DEPICTS THE BOUNDARY LINE
AND UNIT LAYOUT FOR GROVE PARK ON
THE FEBRUARY 23, 2009 APPROVED
SUP PLAN.

2009 PARKING COUNT = 113 SURFACE SPACES
407 UNDER BUILDING
STRUCTURED SPACES
520 TOTAL SPACES

FEBRUARY 23, 2009-APPROVED SUP SITE PLAN FOR GROVE PARK WITH 2009 AND 2012 BOUNDARY LINES

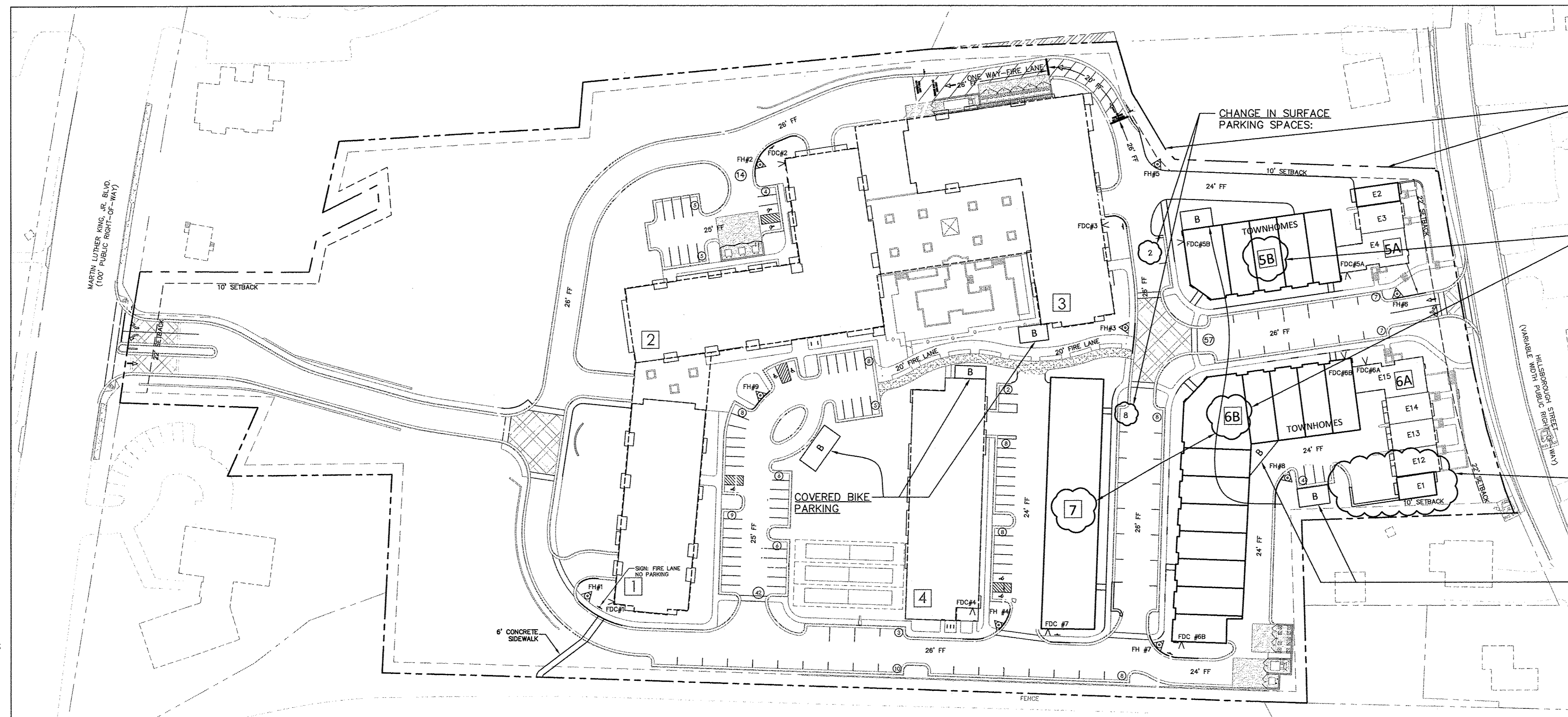
SCALE: 1" = 60'

BUILDING DETAILS
(AS OF 12/2014)

BLDG#	# OF FLOORS	# OF PARKING LEVELS UNDER BUILDING	APPROXIMATE HEATED S.F.
1	6	2	72,200
2	6	2	123,200
3	6	2	122,900
4	4	1	50,500
5A	2	1	7,200
5B	3	1	23,400
6A	2	1	10,800
6B	3	1	55,689
7	4	1	50,900

LEGEND

- 1** BUILDING NUMBER
- FDC#1 > PROPOSED FDC LOCATION
- FH#1 < PROPOSED FIRE HYDRANT LOCATION
- 26' FF/24' FF PROPOSED MINIMUM PAVEMENT WIDTH
- (19) NUMBER OF SURFACE PARKING SPACES



BOUNDARY NOTE:
THIS PLAN DEPICTS THE 2014 REQUEST
FOR SUP MODIFICATION FOR THE BOUNDARY
OF THE SUP TO CONFORM TO LAND OWNED
BY GROVE PARK.

BUILDINGS 5B, 6B AND 7:
THREE RESIDENTIAL FLOORS, WITH ONE
UNDER-BUILDING PARKING LEVEL.

RELOCATION OF UNIT E1 IN BUILDING 6A

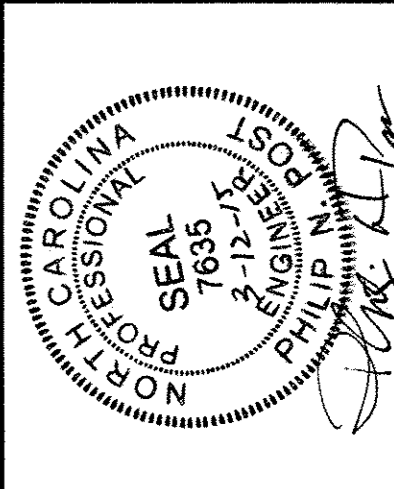
COVERED BIKE PARKING

2014 PARKING COUNT = 113 SURFACE SPACES
567 UNDER BUILDING
STRUCTURED SPACES
680 TOTAL SPACES

DECEMBER 2014-REQUEST FOR MODIFICATION TO SUP

SCALE: 1" = 60'

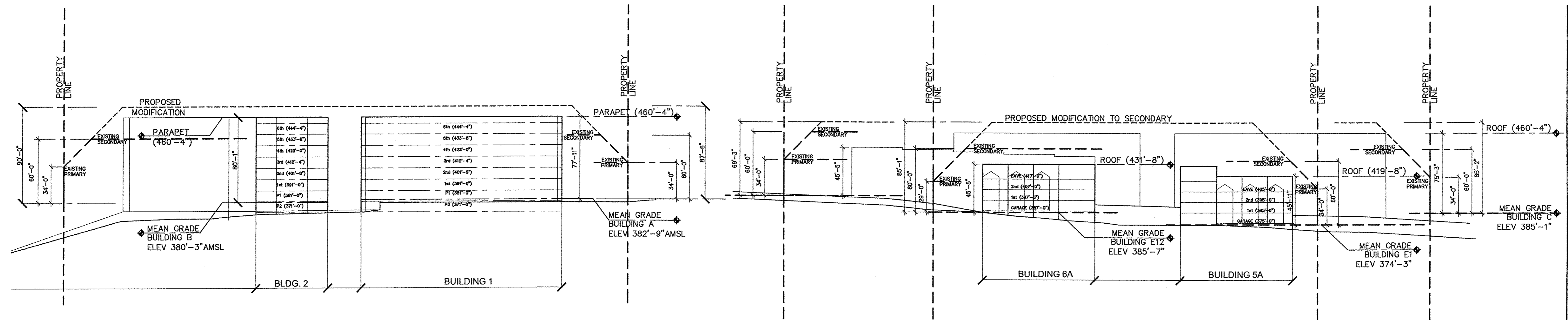
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SUP MODIFICATION-SITE PLAN
GROVE PARK - SUP MODIFICATION
425 HILLSBOROUGH STREET
ORANGE COUNTY, N.C.
TOWN OF CHAPEL HILL

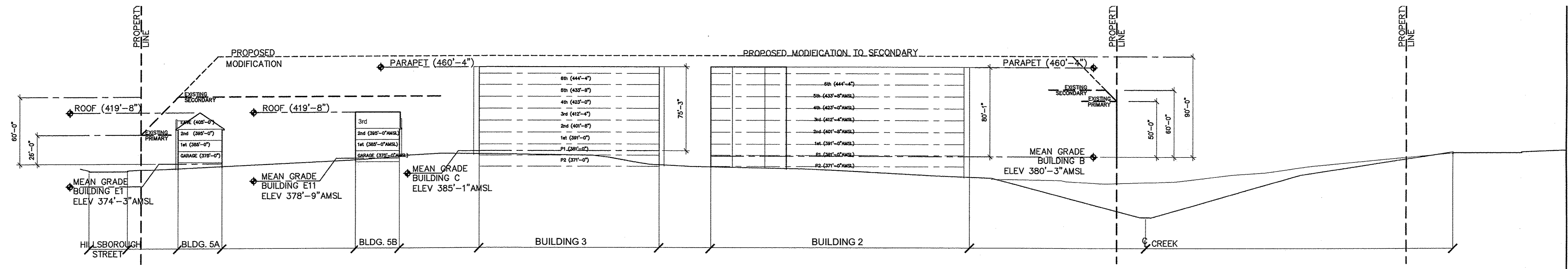
SCALE: 1"=60'
DRAWN BY: MOP
CHECKED BY: PNP
DATE: 12/02/2014
PROJECT NO. C297SP03
DRAWING NO. C297SP03
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REVISIONS:
1. 2/23/2009: SITE REVISIONS
2. 2/25/2009: ADD FIRE HYDRANT / FDC LOCATIONS
3. 3/5/2015: FIRE MARSHAL COMMENTS
4. 3/12/2015: ADD SIDEWALKS

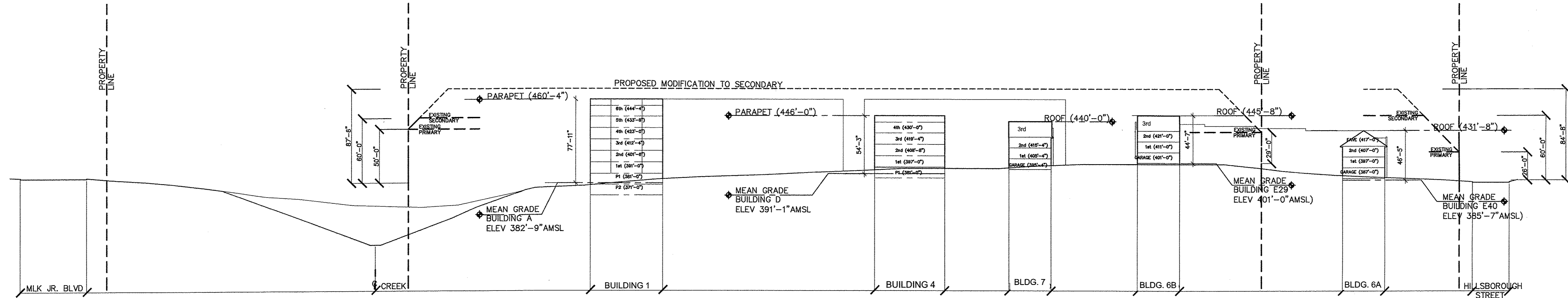


WEST ELEVATION

EAST ELEVATION



NORTH ELEVATION

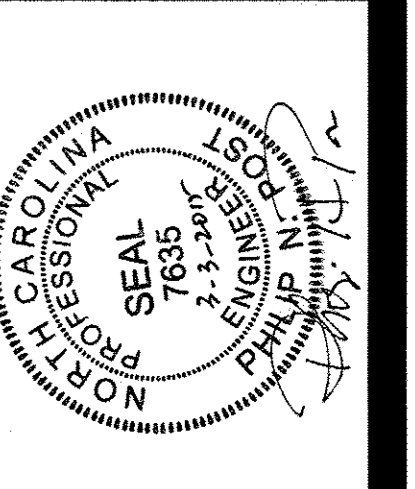


SOUTH ELEVATION

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SUP MODIFICATION - CROSS SECTIONS
GROVE PARK - SUP MODIFICATION
425 HILLSBOROUGH STREET
ORANGE COUNTY, N.C.
TOWN OF CHAPEL HILL

SCALE 1" = 50' (APPROX.)
DRAWN BY: RSE
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DATE: 3/13/2015
PROJECT NO. 131202
DRAWING NO. C28252003

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REVISIONS

SHEET C-4
OF 4