## TOWN OF CHAPEL HILL Planning and Sustainability



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**TO:** Town of Chapel Hill Advisory Boards and Commissions

**FROM:** Gene Poveromo, Development Manager

Kay Pearlstein, Senior Planner

**SUBJECT:** Application for Special Use Permit Modification – Grace Church Expansion, 200

Sage Road (Project #14-079)

## **Recommended Action**

• That the Community Design Commission, Transportation and Connectivity Board, and Environmental Stewardship Advisory Board forward a recommendation to the Planning Commission and the Council; and that the Planning Commission also forwards a recommendation to the Town Council.

## **Background**

• Includes a 25,600 sq. ft. addition and parking lot expansion, site improvements, and an additional driveway. The site is zoned both Residential-2 (R-2) and Residential-4 (R-4).

## **Key Review Considerations**

- Grace Church received a Special Use Permit on May 8, 1995 to construct a place of worship at 200 Sage Road for 46,500 s. f. of floor area. Since then, a place of worship has been constructed with 14,400 s.f. and 142 parking spaces. The Special Use Permit expired on May 8, of 2005. The applicant is now proposing to construct an addition with 25,600 s.f. and expand the parking lot by 142 spaces. A total of 40,000 s.f. of floor area is proposed on the site. Expiration of the 1995 Special Use Permit now requires the applicant to apply for a modification of the Special Use Permit even though what is proposed is less than what was originally approved by the 1995 Special Use Permit
- During the Concept Plan Review, the Community Design Commission and the Council noted that the current parking seemed to be underutilized and questioned the need for the additional parking. The Commission and Council asked the applicant to investigate offsite parking options as well as offering the expanded parking area as a park and ride lot. For additional discussion on this matter please refer to the staff report.

## **Explanation of Recommendation**

• The Council's Advisory Board Policy Manual requires that the Community Design Commission, Transportation and Connectivity Board, and Environmental Stewardship Advisory Board forward a recommendation to the Planning Commission for the Commission's consideration. The Land Use Management Ordinance requires that the Planning Commission forward a recommendation to the Council.

• In crafting their recommendation, it is Council's expectation that the Planning Commission will consider the comments from other Boards and Commissions. The Council is seeking a recommendation from the Planning Commission that evaluates and balances potential conflicts between the desires and interests of the community and the opportunities and consequences of the proposed project.

## **Fiscal Note**

• Not determined at this time.

## **Chapel Hill 2020 Goal:**

- A Place for Everyone
- Facilitate Getting Around

## **Attachments**

- Staff Report
- Resolution A Special Use Permit Modification Resolution of Approval
- Resolution B Special Use Permit Modification Resolution of Denial
- 1995 Special Use Permit
- Traffic Impact Analysis Executive Summary
- Applicant Materials
- Map of Park and Ride spaces
- Map of new sidewalks
- Area Map

#### STAFF REPORT

SUBJECT: Application for Special Use Permit Modification – Grace Church Expansion, 200

Sage Road (Project #14-079)

DATE: March 24, 2015 Community Design Commission

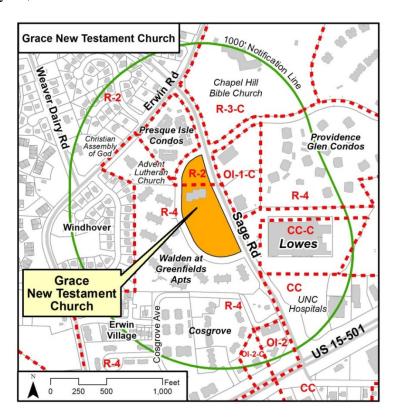
March 24, 2015 Transportation and Connectivity Advisory Board April 14, 2015 Environmental Stewardship Advisory Board

April 21, 2015 Planning Commission

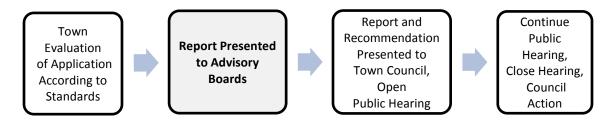
## **INTRODUCTION**

Attached for your consideration is a Special Use Permit Modification application, submitted by Coulter Jewell Thames PA, which proposes expansion to a place of worship. The 6.8-acre site is located between Sage Road and Coleridge Drive at 200 Sage Road. The application proposes a 25,600 s.f. addition, parking lot expansion, and an additional driveway. Approximately 20 % of the property is in the Residential-2 zoning district and 80% is in the Residential-4 zoning district. No existing or proposed floor area is within the Residential-2 zoning area of the site. No rezoning is proposed.

The application is proposed to be considered at the Council's public hearing, tentatively scheduled for May 18, 2015.



## **PROCESS**



## **BACKGROUND**

1995	A Special Use Permit was approved for Grace Church to construct up to 46,500 s.f. of new floor area and 237 parking spaces with up to 49 of the spaces off-site.
1997	The church constructed 14,400 s.f. for classrooms and a sanctuary with 400 seats. Parking for 142 vehicles was provided.
May 2005	The Grace Church Special Use Permit expired on May 8, 2010. The 1995 Special Use Permit stipulated that construction must be completed within 10 years of Council approval. What was constructed by May 8, 2010, was a building with 14,400 s.f. and 142 parking spaces.
November 2014	Coulter Jewell Thames submits a Special Use Permit Modification application to the town for an expansion to Grace Church. The 1995 Special Use Permit construction completion date expired, and therefore the proposed additional floor area requires approval by the Town Council.

## **EXISTING CONDITIONS / DEVELOPMENT PROPOSAL SUMMARY**

The Special Use Permit Modification application is proposing the following changes with details indicated in the tables below.

Site Description	
Address	200 Sage Road, Chapel Hill
Property	A 6.8 acres (298,760 s. f.) site, located between Sage Road and
Description	Coleridge Drive at 200 Sage Road.
Orange County Parcel No.	9890-50-3171
Existi	ing Site Conditions / Proposed Development Description

	Existing	Proposed	
Existing and Proposed Use	14,400 sq. ft. place of worship	A 25,600 sq. ft. addition t for a total of 40,000 s.f.	
Height	Approximately 35 feet	Approximately 35 ft. – single story	
Vegetation	provided or 164 new trees provided or 164 ne		
Vehicular Parking			
Bicycle Parking	4 spaces	22 spaces	
Vehicular and Pedestrian Access	Two driveway entrances on Coleridge Drive	A new Coleridge Drive driveway is proposed on the west.	
Land Disturbance Since 1/27/2003	Associated with the parking lot and church building.	210,584 s. f. or 4.8 acres (addition, new driveway, and parking lot expansion)	
Impervious Surface	74,745 s.f. (25%)	Total of 160,622 s. f., 85,877 s. f. new (53.7% total)	
Zoning	Residential–2 (R–2) 45,846 s.f. Residential- 4 (R-4) 225,968 s.f.	No Change	
Overlay Zones	None		

## ANALYSIS OF THE SPECIAL USE PERMIT MODIFICATION APPLICATION

The Town staff has received this application for compliance with the themes from the 2020 Comprehensive Plan, the designated uses on the 2020 Land Use Plan, the standards of the Land Use Management Ordinance, and the Design Manual, and offers the following evaluation:

Comprehensive Plan and Land Use Plan: The Chapel Hill 2020 Land Use Plan, a component of the Chapel Hill 2020 Comprehensive Plan, designates this site as Institutional. No change is proposed to the Place of Worship, only expansion of the existing use. We believe the proposed Place of Worship for the Grace Church complies with the land use plan designation because of the proposal's compliance with themes in the 2020 Comprehensive Plan as indicated below.

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

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

We believe the Grace Church expansion complies with the 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.

## **Comparison of Concept Plan and Special Use Permit Modification Proposals**

	2014 Concept Plan	<b>Special Use Permit Modification</b>
New Floor Area	32,100 s.f.	25,600 sq. ft(40,000 sq. ft. total)
Impervious Surface	Not provided	85,877 sq. ft. new; total 160,622
		sq. ft.
Max. Building Ht.	Approx. 35 ft.	No change
Buildings	1 building	No change
Vehicular Parking	320 total	284 total (8 ADA)
Bicycle Parking	8	22 total
Vehicular Access	New driveway on Coleridge	New driveway on Coleridge

**Proposed Modification to Regulations:** No request for modifications to regulations is proposed.

## **Transportation**

*Traffic Impact:* The number of vehicle trips expected to be generated by the development is 800 trips per day with peak traffic on Sunday mornings. The Traffic Impact Analysis recommended a sidewalk connection between the existing site and the Sage Road sidewalk to better accommodate potential future pedestrian trips to/from the site. We have included this recommendation in Resolution A. The Executive Summary Traffic Impact Study is attached.

## **Access and Circulation**

Vehicular Parking: The site is accessible via two full-service driveways on Coleridge Drive. A third driveway is proposed to provide access to a new parking area with 69 spaces on the northern portion of the site. The parking lot is proposed to include curb and gutter and a new concrete pad for a double dumpster with enclosure in the northern most corner of the parking lot. A retaining wall is proposed along the western side of the parking lot to accommodate a sloping grade. On the southern portion of the site, the existing parking lot provides parking for 124 vehicles Overflow parking occurs on an adjacent grassy field accommodating about 100

vehicles. The field is proposed to be paved to extend the existing parking lot and includes linear landscape islands for planting canopy trees.

The Land Use Management Ordinance specifies vehicular parking standards for a Place of Worship is based on the number of seats in the sanctuary. The expansion proposes 450 new seats for a total of existing and proposed of 850 seats. A minimum of 170 and a maximum of 425 vehicle parking spaces are required. The application proposes 284 parking spaces. The application proposes a total of 8 handicapped parking spaces, meeting the handicapped parking requirement. This subject was discussed during Concept Plan Review. The applicant provides the following statement in support of the increased parking request:

"The church is proposing to expand the sanctuary from 400 to 850 seats. The existing 142 onsite parking spaces currently underserve the Church's parking needs, and overflow parking occurs on the grass field and Coleridge Road. Although the sanctuary is more than doubling in capacity, the parking lot is only doubling to 284 spaces. The Concept Plan reviewed at the Concept Plan stage had 320 spaces. In response to the number of spaces proposed, the parking was reduced to 284 (141 less than the maximum allowed by the LUMO).

In addition to the 30' landscape buffers required, we are proposing tree canopy replacement within and round these landscape buffers, which will significantly screen the parking lot from the surrounding roads."

**Park and Ride Spaces:** The applicant is proposing 16 new park and ride spaces in the southern portion of the parking lot (see attached map). A proposed sidewalk will connect the park and ride spaces with an existing bus shelter. We have included the vehicle, park and ride spaces, and handicapped parking requirements in Resolution A.

The subject of a park and ride lot was discussed during the Council concept plan review. The applicant indicated that they would be open to the idea of designating spaces for park and ride. Their Special Use Permit includes designated parking for 16 Park and Ride spaces. The applicant provides the following statement:

"With our current proposal of 16 park-n-ride spaces, the church is not requesting a rental agreement, but rather making them available as a good neighbor community service. If the number of PnR spaces was to increase, then the church would revisit this (maintenance and other issues may facilitate a rental fee to account for this)."

*Shared Parking:* This subject was discussed during the CDC and Council concept plan review. The applicant provides the following statement regarding off-site parking:

"For the past several years some of our key volunteers have parked at Chapel Hill Pediatrics and walked across the road. Chapel Hill Pediatrics said they could use about

20-25 of their spots on Sunday mornings. Not too many of the church people do that anymore because no one likes crossing the 4 lanes of traffic to get over there. It's not really a great safe option.

They have permission to park 8 cars at the Lutheran Church. They park on the project side of Coleridge Road, pretty much from one end of our property to the other."

Bicycle Parking: The Land Use Management Ordinance specifies a minimum of 8 spaces, 1 space per 50 seats. In this case, a total of 17 spaces spaces are required. The applicant is proposing a total of 22 spaces (18 new spaces), four spaces are currently on-site. The Design Manual does not provide a percentage of Class I and Class II spaces for Places of Worship. We recommend that the applicant provide two Class 1 spaces (in a locked enclosure or supervised area within a building) or approximately 10% of the parking spaces. This percentage is similar to what is required for a school. Twenty Class II spaces in bicycle racks are required. The inverted U-rack is the Town standard and recommend that the existing and proposed racks are this design. We have included bicycle parking stipulations in Resolution A.

**Pedestrian Access and Improvements:** Public sidewalks exist along both sides of Sage Road and on the outside of Coleridge Drive, across the road from the site. No sidewalk exists along the site's Coleridge Drive frontage. The applicant is proposing to construct sidewalk sections along some portion of the site's frontage; construct sidewalks to the two bus shelters and connect the new driveway to the existing driveway (see attached map). Two new Coleridge Drive crosswalks with handicapped ramps are proposed to provide safe pedestrian access across Coleridge Drive from the bus shelters on the west side of Coleridge Drive to the site. Staff supports the proposed sidewalk locations.

Where sidewalk is not proposed along the site's Coleridge Drive frontage, the applicant is proposing to grade the right-of-way so a sidewalk may be installed at a later date.

Near the southern intersection of Sage Road and Coleridge Drive, the applicant is proposing a sidewalk between Sage Road and the new parking lot. An internal sidewalk is also proposed within the parking lot medians to the front entrance of the new addition.

For the second existing bus stop located near the northern intersection of Sage Road and Coleridge Drive at the Advent Lutheran Church driveway, the applicant is proposing a new sidewalk along the sites frontage to connect the new driveway and the existing driveway. We have included stipulations in Resolution A for the sidewalks, handicapped ramps, and crosswalks to be installed within the Coleridge Drive right-of-way prior to issuance of a Certificate of Occupancy. We have also included a stipulation requiring internal sidewalks in Resolution A.

*Transit Improvements:* The site is well-positioned for transit service. Two existing shelters on Coleridge Drive and a nearby bus stop on Sage Road provide Grace Church with transit service.

Chapel Hill Transit has not requested the applicant to provide any additional improvements to these stops.

## **Landscape and Architecture**

*Landscape Buffers:* Following are the Land Use Management Ordinance standards for landscape bufferyards on this site, and the bufferyards proposed by the applicant:

Location	Buffer Required	Proposed Buffer
Eastern Property Line (Sage Road)	30 ft. wide Type C	30-foot wide Type C
Western Property Line (Coleridge Drive)	15 ft. wide Type B	15 ft. wide Type B
Northern Property Line (Coleridge Drive)	15 ft. wide Type B	15 ft. wide Type B
Southern Property Line (Coleridge Drive)	15 ft. wide Type B	15 ft. wide Type B

Neighbors expressed concern at the concept plan reviews by the Community Design Commission and Council with removal of landscaping for parking lot expansion in the northern portion of the site allowing greater visibility of cars and pavement. The applicant has proposed full width buffer plantings using evergreen trees to act as a screen in this location. A retaining wall, approximately 2 ½ feet tall is proposed between the evergreen trees and the edge of the parking lot to minimize grading.

*Coverage:* The ordinance requires 40% of the site be covered with tree canopy through a combination of retained and replanted trees. Following construction of the addition and expansion of the parking lot, the applicant estimates that 164 new trees will be planted in buffers, around the perimeter of the stormwater pond, the two parking lots, and around the building in meeting 40% tree canopy coverage. We have included 40% Canopy coverage as a stipulation in Resolution A.

**Parking Lot Shading:** The two parking lots require conformance with the Land Use Management Ordinance parking lot shade percentage of 35%. We have included a stipulation in Resolution A to this effect.

**Community Design Commission Review:** The Community Design Commission will be asked to review and approve the Building Elevations that include the building, dumpster fence, and new HVAC units and Site Lighting prior to issuance of a Zoning Compliance Permit.

## **Environment / Stormwater Management**

*Impervious Surface:* Existing total impervious surface area on the site is 74,745 square feet. After construction of the addition, installation of sidewalks, and parking lot expansion, the applicant's impervious total proposal would be160,622 square feet or 53.7% of the site. A new stormwater pond is proposed along the eastern property along Sage Road. Yard and drop inlets are proposed to be connected with storm drain piping to the stormwater pond. The applicant is proposing to meet stormwater performance standards in Section 3.6.4(g) of the Land Use Management Ordinance for rate, volume and quality. We have included stipulations with detailed requirements in Resolution A.

Energy Management Plan: In 2007, the Council adopted a resolution specifying the Council's expectations for energy efficiency and an energy management plan for applicants seeking approval of rezoning applications. Although a rezoning application is not proposed, the applicant has submitted an Energy Management Plan to reduce energy consumption. The Energy Management Plan shall include the energy performance of the building and a goal of 20 percent more energy efficient feature relative to the 2010 energy efficiency standard of the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE). See the attached Applicant's Materials.

## **Miscellaneous**

Additional Stipulations in Special Use Permit Modification Resolution A (see resolution for detailed requirements)

Accessibility Requirements	The interior of the building will need to comply with NC Building Code. Eight ADA parking spaces are proposed with accessibility to Coleridge Drive and Sage Road.	
Landscape Protection, Screening and Shading Plan	We have included our standard stipulations for approval of landscape buffers, including tree protection fencing, screening of parking areas and buildings, as well as a maintenance schedule, canopy trees and shading plan.	
Erosion Control	Prior to commencement of land-disturbing activities the applicant shall provide a performance guarantee in accordance with Section 5-97.1 Town Code of Ordinances.	
Lighting Plan	The applicant shall submit plans and documents to satisfy the lighting requirements in Section 5.11 of the Land Use Management Ordinance.	
Overhead Power Lines	That the applicant shall comply with Section 5.12.2 of the Land Use Management Ordinance.	

Safety Plan	The applicant shall provide a detailed safety plan.	
Fire	The applicant shall obtain Fire Marshall approval for required fire safety features and infrastructure.	
Transportation Management Plan	Town Council policy calls for provision of a Transportation Management Plan to decrease automobile trips.	
Solid Waste Management Plan	The applicant shall obtain approval of a Solid Waste Management Plan (SWMP) from Orange County Solid Waste Department.	
Construction Management Plan	The applicant shall provide a Construction Management Plan that details construction site management, street closures, and parking, and other construction site considerations.	
Utilities	Prior to the issuance of a Zoning Compliance Permit, the applicant provide final utility/lighting plans.	
Traffic and Pedestrian Control Plan	The applicant shall provide a Work Zone Traffic Control Plan for vehicular and pedestrian movement on public streets that will be disrupted during construction activity.	

## SPECIAL USE PERMIT MODIFICATION APPLICATION FINDINGS OF FACT

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 that is submitted, the Council will consider whether or not it can make each of four required findings for the approval of the Special Use Permit Modification. 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 ad standards of the Land Use Management Ordinance;
- *Finding #3*: That the use or development is located, designated, 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 Plan and in the Comprehensive Plan.

Following the public hearing, we will prepare an evaluation of the evidence submitted in support of and in opposition to this application.

## RECOMMENDATIONS

<u>Staff Recommendation:</u> That the Community Design Commission, Transportation and Connectivity Board, and Environmental Stewardship Advisory Board forward a recommendation to the Planning Commission and the Council; and that the Planning Commission also forwards a recommendation to the Town Council.

## PROJECT FACT SHEET REQUIREMENTS

## **Checklist of Regulations and Standards Special Use Permit Modification Application**

GRACE CHURCH EXPANSION	STAFF EVALUATION	
	COMPLIANCE	NONCOMPLIANCE
Use Permitted	$\sqrt{}$	
Gross Land Area – 6.8 acres	V	
Minimum Lot Width	√	
Maximum Floor Area	V	
Maximum # Dwelling Units	NA	
Minimum Recreation Space	NA	
Impervious Surface Limits	V	
Land Disturbance Minimized	√	
Minimum # Vehicular Parking Spaces	√	
Minimum # Bicycle Parking Spaces	V	
Minimum Setbacks	V	
Maximum Primary Height Limits	√	
Maximum Secondary Height Limits	√	
Minimum Landscape Bufferyards	√	
Maximum Land Disturbance in the Resource Conservation District	NA	
Steep Slopes Compliance	NA	
Stormwater Management	√	
Public Water and Sewer	√	
Adequate Public Schools Facilities	NA	

(Approving the Special Use Permit Application)

## A RESOLUTION APPROVING AN APPLICATION FOR A SPECIAL USE PERMIT MODIFICATION FOR GRACE CHURCH EXPANSION (PROJECT #14-079)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Special Use Permit Modification application, proposed by Coulter Jewell Thames PA for Grace Church Expansion at 200 Sage Road, having applied to the Town for a modification to an existing Special Use Permit, approved by the Town on May 8, 1995 (recorded in Deed Book 1693, Page 102 at the Orange County Register of Deeds office, on property identified as Orange County Property Identifier Number 9890-50-3171, located in theResidential-2 (R-2) and Residential-4 (R-4) zoning districts, if developed according to the Site Plan dated November 11, 2014 and revised February 6, 2015, the conditions listed 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.

BE IT FURTHER RESOLVED that the Council of the Town of Chapel Hill hereby approves the application for a Special Use Permit Modification for Grace Church Expansion, in accordance with the plans listed above and with the conditions listed below:

## Stipulations Specific to the Development

1.	<u>Construction Deadline</u> : That construction	begin by	_ (2 years from the date of
	approval), to be completed by	(4 years from the	date of approval).

2. <u>Land Use Intensity</u>: This Special Use Permit Modification authorizes the following:

Use: Place of Worship		
Gross Land Area	298,760 square feet( 6.8 acres)	
New Floor Area	26,500 sq. ft. (40,000 sq. ft total)	
Total Max. Floor Area Allowed	61,860 square feet	
Maximum Vehicular Parking Spaces	284 spaces	
Minimum Bicycle Parking Spaces	22 spaces	
Impervious Surface	160,622 square feet	

- 3. <u>Detailed Plan Review and Approval</u>: Prior to the issuance of a Zoning Compliance Permit, final detailed site plans, grading plans, utility/lighting plans, stormwater management plans (with hydrologic calculations), landscape plans, and landscape maintenance plans shall be approved. Such plans shall conform to plans approved by the Council and demonstrate compliance with all applicable regulations and standards of the Land Use Management Ordinance and the Design Manual.
- 4. Plans, plats, and associated detailed requirements as set forth in the stipulations of this resolution and incorporated into the special use permit shall be reviewed and approved by the Town Manager, or his designee, as well as outside agencies, such as NCDOT, OWASA and Duke Energy, where indicated.

#### Access

- 5. <u>Accessibility Requirements</u>: That prior to issuance of a Certificate of Occupancy, the applicant shall provide the minimum required handicapped parking spaces and design all handicapped parking spaces, ramps, and crosswalks, and associated infrastructure according to Americans with Disabilities Act standards, North Carolina Building Code, American National Standards Institute (ANSI) Code, and Town standard.
- 6. <u>Performance Bond</u>: Prior to commencing construction activity for the improvements in the public right-of-way, a performance bond shall be provided to the Town Manager to insure the construction and installation of the improvements in accordance with the standards and provisions approved by the Town as part of the project.
- 7. <u>Parking Lot Signage</u>: That prior to issuance of a Certificate of Occupancy, the applicant shall provide a directional signage plan including entrance and exit signs subject to Town Manager approval.
- 8. <u>Coleridge Drive Sidewalk</u>: That prior to the issuance of a Certificate of Occupancy, a 5-foot sidewalk be constructed along the Coleridge Drive property between the proposed and southern-most existing driveways.
- 9. <u>Coleridge Drive Crosswalks</u>: That the applicant install two pedestrian crosswalks on Colerdige Drive, one at each of the bus shelters on the west side of Coleridge Drive, with ADA ramps on each side. The locations shall be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
- 10. <u>Sage Road Sidewalk</u>: That a sidewalk from the parking lot to Sage Road be constructed. Pedestrian access from this sidewalk through the parking lot and to the proposed expansion facility shall be constructed.
- 11. <u>Grading for Future Coleridge Drive Sidewalks</u>: That where no sidewalk is proposed along the Coleridge Drive frontage, the land be graded for future sidewalk installation.

## Transportation

- 12. Repairs in Public Right-of-Way: 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 a Zoning Compliance Permit.
- 13. Work Zone Traffic Control Plan: Prior to issuance of a Zoning Compliance Permit, it will be necessary to provide a Work Zone Traffic Control Plan and a Construction Management Plan for approval by the Town Manager. The Work Zone Traffic Control Plan shall comply with the Manual on Uniform Traffic Control Devices. The Construction Management Plan shall provide staging, construction worker parking, construction vehicle routes, and hours of construction.
- 14. Park and Ride Parking Spaces: We recommend that the applicant provide 16 parking spaces designated as park and ride spaces in the southern portion of the site and that the spaces be signed as Park and Ride Spaces.
- 15. <u>Bicycle Parking</u>: That prior to the issuance of a Zoning Compliance Permit, the developer shall provide dimensioned details for a minimum of 17 bicycle parking spaces that comply with Town parking standards. The bicycle parking design must comply with the spring 2010 Association of Pedestrian and Bicycle Professionals Guidelines. The existing bicycle parking racks shall be upgraded to the inverted "U" design. Two of your proposed bicycle parking be Class I. Section 4.11 Bicycle Parking, of the Town Design Manual defines Class I bicycle parking as a locker, individually locked enclosure, or supervised area within a building providing protection for bicycle therein from theft, vandalism and weather. Wall mounted racks inside a room in the facility satisfy as Class I parking/space.
- 16. <u>Driver Sight Lines</u>: That clear drive sight lines be provided for the proposed driveway located on Coleridge Drive that is immediately east of the The mature height of landscaping plantings, within the driveway sight distance triangles, shall not exceed 24 inches.
- 17. <u>Transportation Management Plan</u>: The applicant shall prepare a Transportation Management Plan (TMP) for this projectwith annual updates required. The required components of the Transportation Management Plan include:
  - Designation of a Transportation Coordinator to communicate and promote alternate modes of transportation.
  - Submission of an Occupancy Survey due 90 days after issuance of the final Certificate of Occupancy.
  - Submission of an updated annual Transportation Management Plan Report and Resident and Employee Surveys during survey years.
  - Measures to gradually attain the goals of the program.
  - Annual survey of employees for any increase demand for additional bicycle parking.

## Landscape and Architecture

- 18. <u>Landscape Protection</u>: Prior to issuance of a Zoning Compliance Permit, a detailed Landscape Protection Plan shall be approved. The plan shall include which trees will be removed and which will be preserved, critical root zones of all rare and specimen trees, and clearly indicate names and species.
- 19. <u>Tree Protection Fencing Prior to Construction</u>: Prior to issuance of a Zoning Compliance Permit, the developer shall provide a note on the Final Plans indicating that tree protection fencing will be installed prior to land-disturbing activity on the site. Tree protection fencing shall be provided around construction limits and indicated construction parking and materials staging/storage areas, and Town standard landscaping protection notes, subject to Town Manager approval.
- 20. <u>Landscape Planting Plan</u>: Prior to issuance of a Zoning Compliance Permit, the developer shall provide a detailed Landscape Planting Plan with a detailed planting list, subject to Town Manager approval. The Plan shall include canopy trees to shade surface any surface parking areas.
- 21. <u>Northern Buffer</u>: That a full width buffer planting using evergreen trees to act as a screen shall between neighbors and view into the parking lot.
- 22. <u>Invasive Exotic Vegetation</u>: 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 <u>Southeast Exotic Pest Plant Council (SE-EPPC)</u> and provide notes indicating removal from the landscape buffer areas, prior to planting.
- 23. Community Design Commission Approval: Prior to issuance of a Zoning Compliance Permit the applicant shall obtain Community Design Commission approval of building elevations, including the location and screening of all HVAC/Air Handling Units for this project as well as a lighting plan and shall take additional care during review to ensure that ht eproposed lighting plan will minimize1) upward light pollution and 2) offsite spillage of light. prior to issuance of a Zoning Compliance Permit.

## Environment

24. <u>Energy Management Plan</u>: That prior to issuance of a Zoning Compliance Permit, the applicant shall provide an Energy Management Plan (EMP) for Town approval. The Energy Management Plan shall include the energy performance of the building and a goal of 20 percent more energy efficient feature relative to the 2010 energy efficiency standard of the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE).

<sup>&</sup>lt;sup>1</sup>http://www.se-eppc.org/weeds.cfm

## **Stormwater Management**

- 25. <u>Silt Control</u>: That the applicant takes appropriate measures to prevent and remove the deposit of wet or dry silt on adjacent paved roadways.
- 26. <u>Erosion Control Inspections</u>: That, in addition to the requirement during construction for inspection after every rainfall, the applicant shall inspect the erosion and sediment control devices daily, make any necessary repairs or adjustments to the devices, and maintain inspection logs documenting the daily inspections and any necessary repairs.
- 27. <u>As-Built Plans</u>: That prior to the issuance of a Certificate of Occupancy, 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, and a tally of the constructed impervious area. The as-built plans should be in DXF binary format using State plane coordinates and NAVD 88.
- 28. <u>Phasing Plan</u>: That prior to issuance of a Zoning Compliance Permit, the applicant shall obtain approval of a Phasing Plan that provides details of which improvements are to be constructed during each phase. The phasing plan shall detail public improvements and stormwater management structures will be completed in each phase prior to requesting a Certificate of Occupancy. Construction for any phase may not begin until all public improvements in previous phases are complete, with a note to this effect on the final plans and plats.
- 29. <u>Repair/Replacement of Damaged Stormwater Infrastructure</u>: Existing stormwater infrastructure that is damaged as a result the project demolition or construction, must be repaired or replaced, as specified by the Stormwater Management Engineer, prior to requesting a Certificate of Occupancy.
- 30. <u>Erosion Control Bond</u>: If one 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.

## Water, Sewer, and Other Utilities

31. <u>Utility/Lighting Plan Approval</u>: 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. The property owner shall be responsible for assuring that these utilities can continue to serve the development. In addition, detailed construction drawings shall be submitted to OWASA for review/approval prior to issuance of a Zoning Compliance Permit.

- 32. <u>Lighting Plan</u>: 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, and beneath awnings, demonstrating compliance with Town standards, sealed by a Professional Engineer, for Town Manager approval.
- 33. <u>Relocation of Overhead Utilities Underground</u>: Prior to issuance of a Certificate of Occupancy, it will be necessary to provide for the underground installation of all public utilities as require by Section 5.12.2 of the Land Use Management Ordinance.
- 34. Water/Sewer Line Construction: That all public water and sewer plans be approved by OWASA and constructed according to their standards. Where sewer lines are located beneath drive aisles and parking areas construction methods approved by OWASA shall be employed, to ensure that sewer lines will not be damaged by heavy service vehicles. That prior to issuance of a Zoning Compliance Permit, final plans shall be approved by OWASA and the Town Manager.
- 35. <u>OWASA Approval</u>: That prior to issuance of a Zoning Compliance Permit, easement plats and documentation as required by OWASA and the Town Manager, shall be recorded if necessary.

## Fire Safety

- 36. <u>Fire Sprinklers</u>: That the applicant shall install sprinklers under the North Carolina Fire Code prior to a Certificate of Occupancy. Prior to issuance of a Zoning Compliance Permit, the plans shall show all proposed fire department connections to such systems.
- 37. <u>Hydrants Active</u>: 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.
- 38. Fire Aparatus Access Roads: Any fire apparatus access roads, (any public/private street, parking lot access, fire lanes and access roadways), used for fire department access shall be all weather and designed to carry the imposed load of fire apparatus weighing at least 75,000 lbs. Fire apparatus access roads shall have a minimum width of 20' exclusive of shoulders with an overhead clearance of at least 13'-6" for structures not exceeding 30' in height and shall provide access to within 150' of all exterior portions of the building. Structures exceeding 30' in height shall be provided with an aerial apparatus access road 26' in width in the immediate vicinity of the building or portion thereof and shall provide at least one of the required access roads to be located not less than 15' and not more than 30' from the structure parallel to one entire side of the structure.

- 39. <u>Fire Grades</u>: Fire apparatus access roads shall not exceed 10% in grade unless approved by the fire chief and all approach and departure angles shall be within the limits established based on the Department's apparatus.
- 40. <u>Fire Flow</u>: Fire hydrant amust be within 500' of the building, provide the calculated gallons per minute of with a residual pressure of 20 pounds per square inch. The calculations should be sealed by a professional engineer licensed in the State of NC and accompanied by a water supply flow test conducted within one year of the submittal.
- 41. <u>Fire Lane Marking</u>: Where required, approved marking signs including the words, NO PARKING-FIRE LANE signs shall be provided for fire apparatus access roads to identify such roads.
- 42. <u>Fire Hydrant and FDC Locations</u>: 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.
- 43. <u>Firefighting Access during Construction</u>: 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.

## Solid Waste Management and Recycling

- 44. <u>Solid Waste Management Plan</u>: That prior to issuance of a Zoning Compliance Permit 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. The plan shall include dimensioned, scaled details of any proposed refuse/recycling collection areas, associated screening, and protective bollards, if applicable. Each bulk waste container shall be labeled as to type of material to be collected. Prior to issuance of a Zoning Compliance Permit, the developer shall provide documentation of an agreement for solid waste collection if by a private provider.
- 45. <u>Construction Waste</u>: Clean wood waste, scrap metal 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 any land clearing or demolition waste will be delivered.

## State and Federal Approvals

46. <u>State or Federal Approvals</u>: That any required State or federal permits or encroachment agreements (e.g., 401 water quality certification, 404 permit) 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.
- 47. North Carolina Department of Transportation Approvals: Prior to issuance of a Zoning Compliance Permit, plans for any improvements to State-maintained roads or in associated rights-of-way shall be approved by NCDOT prior to issuance of a Zoning Compliance Permit.

## Miscellaneous

- 48. Construction Management Plan: That a Construction Management Plan be approved by the Town Manager prior to issuance of a Zoning Compliance Permit. 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, 4) identify construction trailers and other associated temporary construction management structures, and 5) indicate how the project construction will comply with the Town's Noise Ordinance.
- 49. <u>Traffic and Pedestrian Control Plan</u>: 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.
- 50. 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 32 square feet of display area and maximum height of 8 feet. (5.14.3(g) of Land Use Management Ordinance). The sign shall be non-illuminated, and shall consist of light letters on a dark background. That prior to the issuance of a Zoning Compliance Permit, a detail of the sign shall be reviewed and approved by the Town Manager.
- 51. <u>Open Burning</u>: That the open burning of trees, limbs, stumps, and construction debris associated with this development is prohibited.
- 52. <u>Detailed Plans</u>: That prior to the issuance of a Zoning Compliance Permit, 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. Such plans shall 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.

- 53. <u>As-Built Plans</u>: That prior to issuance of a Certificate of Occupancy, 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. The applicant shall also contact the Town's Engineering and Design Services Division for address assignment of each unit.
- 54. <u>Vested Right</u>: This Special Use Permit constitutes a site specific development plan establishing a vested right as provided by N.C.G.S. Section 160A-385.1 and Appendix A of the Chapel Hill Land Use Management Ordinance.
- 55. <u>Continued Validity</u>: That continued validity and effectiveness of this approval shall be expressly conditioned on the continued compliance with the plans and conditions listed above.
- 56. <u>Non-Severability</u>: 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 application for a
Special Use Permit for the Grace Church Expansion at 200 Sage Road.

This the	day of	2015
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(Denying the Special Use Permit Application)

## A RESOLUTION DENYING AN APPLICATION FOR SPECIAL USE PERMIT FOR THE ARTS AND SCIENCE FOUNDATION AT UNC CHAPEL HILL (PROJECT #14-071)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Special Use Permit application proposed by Weinstein Friedlein Architects, for The Arts and Science Foundation at UNC Chapel Hill, located at 523 E. Franklin Street on property identified as Orange County Property Identifier Numbers 9788-68-1663 and 9788-68-1722 if developed according to the Site Plan dated December 15, 2014 and revised January 5, 2015, and the conditions listed 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.

BE IT FURTH	ER RESOLVED that the Town Council hereby denies the application for a Special Use Permit
for The Arts an	d Science Foundation at UNC Chapel Hill, 523 E. Franklin Street.
This the	day of

## SPECIAL USE PERMIT APPLICATION

Revised 02.04.14



## TOWN OF CHAPEL HILL Planning Department

405 Martin Luther King Jr. Blvd Chapel Hill, NC 27514

phone (919) 968-2728 fax (919) 969-2014

Permit Number:\_\_\_\_\_

www.townofchapelhill.org

Parcel Identifier Numbe	r (PIN): 9890	-50-3171			Date: 11 24 2014
Section A: Project I	nformation				<b>对于</b> 对于,根据
Project Name: Property Address:	Grace Churc	ad, Chape		Zip Code	e: <u>27514</u>
Use Groups (A, B, and/ Project Description:	Building expinction including superking, steep	pansion t ite impro ormwater,	o the existin vements to and landscap		
Section B: Applican	t, Owner and/or Co	ntract Purch	aser Information		
Address	on(to whom correspo Coulter Jewel 1 West Main S	1 Thames		ny Anderson	
City:Du	rham	State:	NC	Zip Code:	27701
Phone: 919	-682-0368	Email: - ——	jeremy.anders	on@cjtpa.co	om
this application is tru Signature:  Owner/Contract Pur	e and accurate.	s that, to the k		Date: 11 24	ormation supplied with
X Owner			Contract Purchase	er	
N-	ce New Testam	ent Churc	:h		
	Sage Road				
	pel Hill	State: ——	NC	Zip Code:	27514
Phone:919	-968-1420	Email:	johnathon@grac	celife.com	
The undersigned app this application is tru Signature:		s that, to the b	pest of his knowledge	and belief, all info	ormation supplied with



TOWN OF CHAPEL HILL Planning Department

•	illiation						
Application type: Specia	al Use Permit		Date:	11/24/	2014		
Project Name: Grace	e Church						
Use Type: (check/list all the	at apply)						
Office/Institutional	Residential N	∕lixed-Use ∑ (	Other: Place of	Worship	)		
Overlay District: (check all those that apply)							
Historic District	Neighborhood Conserva	ation District	Airport Hazard Zor	ne			
Section B: Land Area							
Net Land Area (NLA): Area	within zoning lot bound	aries			NLA=	271,600	sq. ft.
Choose one, or both, of	a) Credited Street Area of-way	a (total adjacent fron	tage) x ½ width of pu	blic right-	CSA=	27,060	sq. ft.
the following (a or b,) not to exceed 10% of NLA  b) Credited Permanent Open Space (total adjacent frontage) x ½ public or COS=					·	sq. ft.	
to exceed 10% of NLA dedicated open space COS= sq					34. 11.		
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)  GLA= 298,760 sq. ft.							
Section C: Special Prote	ection Areas, Land [	Disturbance, and	Impervious Area				
Special Drotoction Areas:	Ishask all thasa that ann	del					
Special Protection Areas: (  Jordan Buffer	Resource Conservation E		) Year Floodplain	□Wate	rshed Pr	otection Distr	ict
	Resource Conservation 2	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	real Floodplani	wate	.rsirea i i	oteetion bisti	
Land Disturbance					To	otal (sq ft)	
Area of Land Disturbance			- f		2	210,584	
(Includes: Footprint of propo all grading, including off-site		a envelope, staging area	a for materials, access/e	equipment pa	tns,	,	
Area of Land Disturbance v	within RCD					0	
Area of Land Disturbance v	within Jordan Buffer					0	
Impervious Areas Impervious Surface Area (I	(CA)	Existing (sq ft) 74,745	Demolition (sq ft)	Proposed		Total (sq 160,62	
Impervious Surface Ratio:	·	·		85,877			
Surface Area of Gross Land Area (ISA/GLA) %  25.0%  28.7%  53.7%						%	
If located in Watershed Protection District,							
% of impervious surface on 7/1/1993							
Pavisad 02 04 14		Page <b>2</b> of 2		nhari			
neviseu uz.u4.14	Revised 02.04.14 Permit Number:						



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	1	14,400 sf	0 sf	23,600 sf	40,000 sf
Number of Floors		1		1	
Recreational Space					

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)	0-n/a						
Total Square Footage of All Units							
Total Square Footage of Affordable Units							
Total Residential Density							
Number of Dwelling Units							
Number of Affordable Dwelling Units							
Number of Single Bedroom Units							
Number of Two Bedroom Units							
Number of Three Bedroom Units							

Non-Residential Space (Gross Floor Area in Square Feet)							
Use Type	Existing	Proposed	Uses	Existing	Proposed		
Commercial							
Restaurant			# of Seats				
Government							
Institutional							
Medical							
Office							
Hotel			# of Rooms				
Industrial							
Place of Worship	14,400 sf	26,600 sf	# of Seats	400	850		
Other							

	Dimensional Requirements	Required by Ordinance	Existing	Proposed
Catha da	Street R2/R4	26' / 22'	38'	38'
Setbacks (minimum)	Interior (neighboring property lines)	N/A		
(	Solar (northern property line)	13' / 9'	n/a	n/a
Height	Primary R2/R4	29' / 34'		34' (R4)
(maximum)	Secondary R2/R4	50' / 60'		, ,
Streets	Frontages Coleridge / Sage		938' / 1,368'	
Sueets	Widths Coleridge / Sage		31' / 62'	

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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
Sage Road	90'	62'	5	XYes	XYes
Coleridge Road	60'	31'	2		XYes

List Proposed Points of Access (Ex: Number, Street Name):

\*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			
			☐Yes ☐No ☐N/A			
			☐Yes ☐No ☐N/A			

## **Section G: Parking Information**

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces	162	416	264
Handicap Spaces	6	9	8
Total Spaces	170	425	272
Loading Spaces			
Bicycle Spaces	8	17	20
Surface Type	asphalt pavement		

## **Section H: Landscape Buffers**

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
Sage Road	30'	30'	Yes	Yes
Coleridge Road	15'	15'	Yes	Yes
-			Yes	Yes
			Yes	Yes

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TOWN OF CHAPEL HILL Planning Department

## **Section I: Land Use Intensity**

Existing Zoning District: R2 = 45,846Proposed Zoning Change (if any): R4 = 225,968

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-2	0.093					4,690	
R-4	0.23					57,170	
TOTAL						61,860	
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

## **Section J: Utility Service**

Check all that apply				
Water		☐ Individual Well	Community Well	Other
Sewer	▼ OWASA	☐ Individual Septic Tank	Community Package Plant	Other
Electrical	X Underground	Above Ground		
Telephone	X Underground	Above Ground		
Solid Waste	X Town	☐ Private		

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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 \$
	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 \$
	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")
Charren	an Incorporat Charles mant /1 against a be an horistical.
Stormwat	er 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

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- k) Backwater elevations and effects on existing drainage conveyance facilities
- l) Location of jurisdictional wetlands and regulatory FEMA Special Flood Hazard Areas

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- 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

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- 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)
- 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

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## **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

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## **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).

Page **10** of **10** 

Revised 02.04.14 Permit Number:\_\_\_\_\_



Planning for the Future

## **SPECIAL USE PERMIT application**

## **DEVELOPER'S PROGRAM STATEMENT**

GRACE CHURCH - CHAPEL HILL, NC November 24, 2014

**Submitted by:** Coulter Jewell Thames PA

**Patrick Morgan-architect** 

In 1995, a Special Use Permit was approved for this Grace Church property, approving the site for 46,500sf of floor area and 237 parking spaces. The SUP carried an expiration date of 10 years, resulting in the SUP expiring on May 08, 2005. The Church's initial request was to extend the validity of the existing SUP, as the goals and development intensity meet the current needs of the Church, but this was deemed not possible by the Town. The church has been fortunate to experience continued growth over the years and is now ready to move ahead with expansion plans as originally desired, thus a new Special Use Permit is being requested.

Coulter Jewell Thames and Patrick Morgan, Project Architect have been working with Grace Church over the past year to create a master plan that includes both interior renovations, exterior additions, parking lot expansions and various site improvements. The proposed addition will afford the Church the following desired items:

- A building expansion for a total floor area of up to 40,000sf, less than that originally approved on the previous SUP.
- A larger sanctuary to accommodate the growing attendance and future needs.
- Larger lobby space for improved fellowship and gathering opportunities.
- Formalize and expand the parking lot to accommodate the larger sanctuary and multiple worship services.
- Improve the stormwater treatment facility onsite.
- Reorganized meeting and classroom space for the various church functions.
- New landscaping through-out the campus to enhance aesthetics, improve screening and buffers, and shade parking areas.

- Improve pedestrian connections to the surrounding streets, sidewalks and bus stops.
- Reorganize the dumpster facility in a new location with improved screening.
- An more visible main entrance to the church

The Grace Church project will maintain continuity of project design, as well as help ensuring compatibility with the surrounding properties. The site improvements will include improved vehicular and pedestrian circulation; stormwater improvements, and increased landscaping. The building expansion will be centrally located to adjoin the existing building. It will be oriented for effective utilization of solar, pedestrian access and visibility from all street frontages. The building will include architectural elements such as balconies, chimneys, parapets, roof mounted equipment screens, shade structures, and eaves to be architecturally designed to provide continuity of building fenestration.

**Coulter Jewell Thames PA** 



Planning for the Future

## **SPECIAL USE PERMIT application**

STATEMENT OF JUSTIFICATION

GRACE CHURCH - CHAPEL HILL, NC November 24, 2014

Submitted by: Coulter Jewell Thames PA
Patrick Morgan-architect

Grace Church requests a Special Use Permit (SUP) for the subject property at 200 Sage Road to allow for the expansion to the existing Church facility and associated site improvements. The continued growth of the congregation has allowed the church the ability to expanded existing facility and fully realize its original master plan developed and approved in 1995. The expansion to the 14,400 sf building would create a new sanitary space and various auxiliary spaces such as classrooms, offices, and fellowship areas. The proposed expansion would bring the total building square footage to 40,000 sf and parking of approximately 275 onsite spaces. The property is zoned R-2 and R-4, with site access via 2 driveways off of Coleridge road, a secondary Road adjoining Sage Road.

As required by Section 4.5-Special Use Permits, four Findings of Fact must be made by the Town Manager, Planning Board and Town Council in order to approve a Special Use Permit. The applicant believes that the requested SUP is justified by all of the required findings prescribed in The Town of Chapel Hill Land Use Management Ordinance (LUMO) Section 4.5. Those findings, and our rational for how we address them, are herein submitted as outlined in Section 4.5.2 (a) 1-4:

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.

<u>Traffic</u>, access and circulation: A traffic study is pending.

The access to the project site is by use of two existing driveways, with one additional driveway being proposed for the new parking lot. All three driveways are located off of Coleridge Road, a secondary road with two intersections off of Sage Road.

Sidewalks exist on both sides of Sage Road, and on the opposite side of Coleridge Road from the project site. There are two bus stops located on Coleridge Road and sidewalk connections would be provided to both of these. In addition, at least one sidewalk connection would be provided between the project site and the existing sidewalks on Sage Road, a major sidewalk connection to residential, retail, and major transportation corridors.

<u>Public Utilities:</u> The project will be served by the readily available utilities that currently serve the existing building. Water and sewer service is available in Sage Road.

<u>Fire Protection</u>: The proposed building expansion will be protected with a fire sprinkler system. Fire access drives will be provided around the church as required by the fire department for adequate fire protection coverage.

<u>Environmental Protection:</u> Erosion Control measures will be installed prior to beginning construction to prevent sediment from leaving the construction area.

In November 2014, Town of Chapel Hill Public Works staff reviewed an Orange County Soil Survey stream feature onsite, draining east under Sage Road. Staff determined that the feature was not a jurisdictional stream, thus a buffered stream is not present on the site. There is no Resource Conservation District (RCD), floodplain, floodway, or wetlands located onsite.

The proposed expansion will include significant improvements to the stormwater run-off treatment measures onsite. The existing facility will include both improvements to size of the stormwater facility, to better detain larger stormwater events, and to the type of facility, to better treat the quality of the water leaving the site.

<u>Garbage and recycling collection:</u> The existing single dumpster will be removed and replaced with a double dumpster pad including recycling containers, and screen wall and landscaping. This improvement will not only provide additional improved recycling opportunities, but the facility will be relocated away from public view and screened to meet town standards for better noise and odor control.

<u>Site Lighting:</u> Site lighting will meet Town requirements so as not to impact off-site properties, and will conform to ASHRAE "Dark Sky" standards

FINDING #2: That the use or development complies with all required regulations and standards of this chapter, including all applicable provisions of articles 3 and 5, the applicable specific standards contained in the supplemental use regulations (article 6), and with all other applicable regulations.

This project complies with the standards of Chapter 4.5 of the LUMO, and meets all applicable provisions of Articles 3 and the applicable standards contained in Article 6. A Place of Worship is not specifically listed as a use within Article 6.

Compliance with the LUMO includes buffers, setbacks, building height, within the prescribed minimum/maximum parking requirements, bicycle parking, and tree canopy requirements.

## 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.

The existing project as approved and the proposed addition will maintain or enhance the value of contiguous property.

This determination was inherently made by the Council as part of the approval of the original SUP in 1995, and this new SUP to allow for the building addition will not decrease values. The proposed modification will provide significant aesthetic site improvements through installation of landscape parking areas, new internal sidewalks, improved stormwater BMP, and significant planting improvements. The proposal will meet the new LUMO stormwater management requirements, which are even more stringent than those under which the project was originally approved.

## FINDING #4: That the use or development conforms with the general plans for the physical development of the town as embodied in this appendix and in the comprehensive plan.

The Grace Church is an existing church facility, wishing to expand its building to further its ability to serve the surrounding community. As outlined in the Developer's Program Statement, the existing Special Use Permit expired in 2005, however the project is very similar in the development intensity, use, and general design as approved in that SUP. Although the existing SUP was approved in 1995, we feel that the Goals and Themes used to evaluate that proposal hold true today for this request. We believe this proposal complies as much as possible with the goals set forth in the Chapel Hill 2020 Comprehensive Plan. The goals that can be addressed by this development are several of the 2020 Themes, community character, and transportation.

The existing 6.2 acre site, located at 200 Sage Road in northern Chapel Hill, is not within a specific focus area within the 2020 Comprehensive Plan. The 2020 Comprehensive Plan is organized around six main themes, as determined by community outreach meeting and various work sessions. Not all of the themes would apply to this use in this location, but we do feel that the Church meets many of the general themes and goals outlined in the 2020 Comprehensive Plan:

**Theme 1:** A Place for Everyone. The Grace Church prides itself on being an active and engaged member of its immediate community and surrounding neighbors. The church opens its doors to the community in many civic ways, from regular worships services to outreach and community programs. Churches are very important components of a community in the

sense that they serve as places to gather, hold meetings of various forms and topics, provide spiritual guidance and childhood development.

**Theme 2:** *Getting around:* The Church is located adjacent to two Chapel Hill Transit lines that provide a valuable transportation connection to the surrounding community, university, and downtown area. The site is also connected by means of pedestrian and bicycle routes. By use of the existing sidewalk network surrounding the site, the church is connected to surrounding business and neighborhoods via the public sidewalks. On the Town of Chapel Hill Bike Plan, Sage Road is identified as a proposed buffered bike lane, providing a protected route for cyclist to connect to other parts of town.

In addition the 2020 Comprehensive Plan, the Town has other plans, policies and visions that are used to guide development moving forward:

The development will support the Town's vision of community character by expanding on a church facility which has historically been an active and valuable member of its community. The expansion to the existing building will make it possible for the church to continue to serve the community and will at the same time improve the site functionality and appearance through landscaping, buffering and site amenities.

The development will support the Town's transportation plan. The proposed building expansion will provide for a larger sanctuary. The project site is currently served by 2 active Chapel Hill Transit lines, with multiple stops located immediately adjacent to the site on Coleridge Drive and on Sage Road. The convenient availability of these transit routes provides the opportunity for member and visitors to get to the Church without use of their personal vehicles.

The project site does not fall within any other Historic Districts, protected watersheds, or Neighborhood Conservation Districts.

In summary, Grace Church has been an energetic and active community member in it north Chapel Hill location for the past 15 years and is excited about the opportunity to expand its facility to effectively service the greater community, meet the needs of its growing congregation, and be an integral part of its Chapel Hill neighborhood.

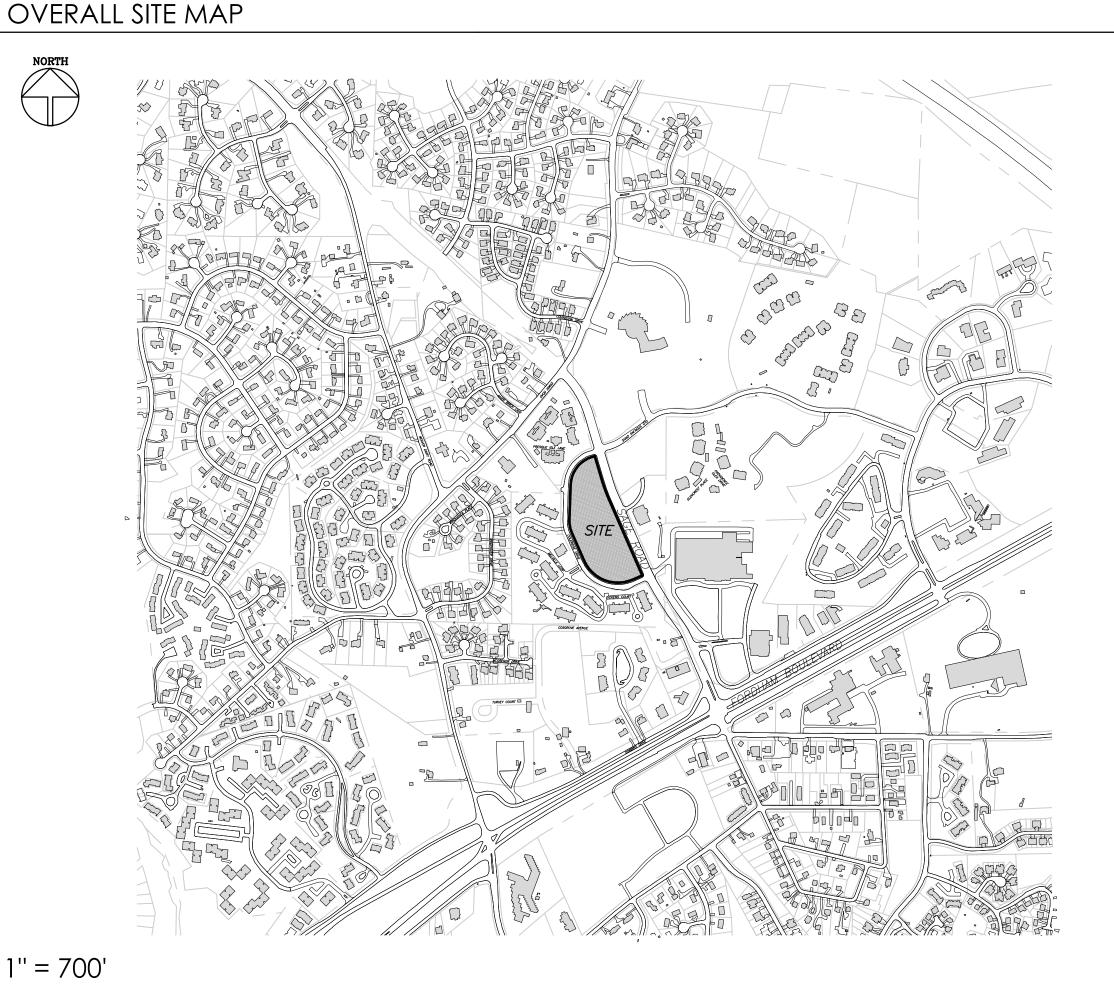
# GRACE CHURCH EXPANSION

## 200 SAGE ROAD, CHAPEL HILL NORTH CAROLINA

SPECIAL USE PERMIT REVIEW: NOVEMBER 24, 2014

## PROJECT DATA SITE INFORMATION OWNER **ACREAGE** DISTURBED AREA SITE AREA IN 100 YEAR FLOOD PLAIN (INCLUDES FLOODWAY) EXISTING USE PROPOSED USE SITE/PROJECT ADDRESS ZONING INFORMATION **EXISTING BY ZONING DISTRICT** RIVER BASIN **BUILDING INFORMATION EXISTING BUILDING SIZE** PROPOSED BUILDING ADDITION: TOTAL BUILDING SIZE SITE INFORMATION VEHICULAR PARKING SPACES REQUIRED: MINIMUM: MAXIMUM: EXISTING: PROPOSED: TOTAL VEHICULAR PARKING SPACES: **BICYCLE PARKING SPACES** REQUIRED: PROPOSED: IMPERVIOUS SURFACE IMPERVIOUS PROPOSED: TOTAL IMPERVIOUS SURFACE: TREE CANOPY COVERAGE RESOURCE CONSERVATION NOTES

**GRACE CHURCH** 9890503171 271,600 SF / 6.24 AC 210,584 SF / 4.83 AC PLACE OF WORSHIP PLACE OF WORSHIP (NO CHANGE) 200 SAGE ROAD CHAPEL HILL, NC 27514 R-4 & R-2 CAPE FEAR 14,400 SF 25,600 SF 40,000 SF (850 SEAT SANCTUARY) 1 SPACE PER 5 SEATS = 170 SPACES 1 SPACE PER 2 SEATS = 425 SPACES 272, INCLUDING 8 ADA SPACES 1 BICYCLE SPACE PER 50 SEATS (17 SPACES) 20 BICYCLE SPACES (10 RACKS) 74,745 SF



**VICINITY MAP** Marshalls (A) PROJECT NOTES

- TOPOGRAPHIC INFORMATION BASED ON SURVEY BY COULTER JEWELL THAMES PA

-BUILDING ADDITION WILL BE SERVED VIA CONNECTION TO THE EXISTING BUILDING

-ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL TOWN OF CHAPEL

-THERE ARE TWO EXISTING TRANSIT STOPS ALONG COLERIDGE DRIVE.

111 West Main Street

**Durham, N.C. 27701** p 919.682.0368 f 919.688.5646 www.cjtpa.com

Project:

GRACE CHURCH **EXPANSION** 

200 SAGE ROAD CHAPEL HILL, NC 27514

ORANGE COUNTY NORTH CAROLINA

PIN: 9890503171

### TOWN OF CHAPEL HILL NOTES

1. A FIRE FLOW REPORT SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A ZCP.

2. P.E. CERTIFICATION: PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY PHASE, THE APPLICANT SHALL PROVIDE A CERTIFICATION, SIGNED AND SEALED BY A NORTH CAROLINA-LICENSED PROFESSIONAL ENGINEER, THAT THE STORMWATER MANAGEMENT FACILITY IS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND

3. AS-BUILT PLANS: PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, 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, AND A TALLY OF THE CONSTRUCTED IMPERVIOUS AREA. THE AS-BUILT PLANS SHOULD BE IN DXF BINARY FORMAT USING STATE PLANE COORDINATES AND NAVD 88.

4. JORDAN SURETY: PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE OWNER SHALL POST A MAINTENANCE BOND OR OTHER SURETY INSTRUMENT SATISFACTORY TO THE TOWN MANAGER, IN AN AMOUNT EQUAL TO ONE HUNDRED TWENTY-FIVE (125) PERCENT OF THE CONSTRUCTION COST OF EACH STORMWATER MANAGEMENT FACILITY TO ASSURE MAINTENANCE, REPAIR, OR RECONSTRUCTION NECESSARY FOR ADEQUATE PERFORMANCE OF THE STORMWATER MANAGEMENT FACILITY, OR ESTABLISH A STORMWATER MAINTENANCE (SINKING FUND) BUDGET AND ESCROW ACCOUNT IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 5.19 OF THE LAND USE MANAGEMENT ORDINANCE.

STORMWATER FACILITIES, EASEMENTS, AND OPERATIONS AND MAINTENANCE PLANS: ALL STORMWATER DETENTION, TREATMENT AND CONVEYANCE FACILITIES LOCATED ON AND BELOW THE GROUND SHALL BE WHOLLY CONTAINED WITHIN AN EASEMENT ENTITLED: "RESERVED STORMWATER FACILITY EASEMENT HEREBY DEDICATED" AND SHALL BE RESERVED FROM ANY DEVELOPMENT WHICH WOULD OBSTRUCT OR CONSTRICT THE EFFECTIVE MANAGEMENT, CONTROL, AND CONVEYANCE OF STORMWATER FROM OR ACROSS THE PROPERTY, OTHER THAN THE APPROVED DESIGN AND OPERATION FUNCTIONS. A COPY OF THE FINAL PLAT OR EASEMENT EXHIBIT, SIGNED AND SEALED BY A NORTH CAROLINA-REGISTERED LAND SURVEYOR AND RECORDED BY THE COUNTY REGISTER OF DEEDS, AND CONTAINING THE FOLLOWING NOTES SHALL BE SUBMITTED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

 ALL ENGINEERED STORMWATER MANAGEMENT CONTROL, TREATMENT, AND CONVEYANCE STRUCTURES ON AND BELOW THE GROUND SHALL BE WHOLLY LOCATED WITHIN AN EASEMENT ENTITLED: "RESERVED STORMWATER FACILITY EASEMENT HEREBY DEDICATED" AND SHALL BE RESERVED FROM ANY DEVELOPMENT WHICH WOULD OBSTRUCT OR CONSTRICT THE EFFECTIVE MANAGEMENT, CONTROL, AND CONVEYANCE OF STORMWATER FROM OR ACROSS THE PROPERTY, OTHER THAN THE APPROVED DESIGN AND OPERATION FUNCTIONS. A SUITABLE MAINTENANCE ACCESS (MINIMUM 20' WIDE) TO ACCOMMODATE HEAVY EQUIPMENT FROM THE NEAREST PUBLIC RIGHT-OF-WAY TO THE RESERVED STORMWATER FACILITY EASEMENT MUST BE PROVIDED AND SHOWN ON THE PLANS.

• THE "RESERVED STORMWATER FACILITY EASEMENT(S)" AND THE FACILITIES IT/THEY PROTECT ARE CONSIDERED TO BE PRIVATE, WITH THE SOLE RESPONSIBILITY OF THE OWNER TO PROVIDE FOR ALL REQUIRED MAINTENANCE AND OPERATIONS AS APPROVED BY THE TOWN MANAGER. • THE RESERVED STORMWATER FACILITY EASEMENT AND THE OPERATIONS AND MAINTENANCE PLAN ARE BINDING ON THE OWNER, HEIRS, SUCCESSORS, AND ASSIGNS.

JORDAN STORMWATER MANAGEMENT FOR NEW DEVELOPMENT: THAT PRIOR TO ISSUANCE OF A ZONING COMPLIANCE PERMIT, THE APPLICANT SHALL SUBMIT THE FINAL JORDAN ACCOUNTING TOOL SPREADSHEET, STORMWATER REPORT, AND PLANS FOR REVIEW AND APPROVAL BY THE TOWN MANAGER. THIS PROJECT MUST COMPLY WITH THE JORDAN STORMWATER MANAGEMENT REGULATIONS OF THE LAND USE MANAGEMENT ORDINANCE TO PROVIDE THE REQUIRED REDUCTIONS IN NITROGEN AND PHOSPHORUS LOADS FOR NEW DEVELOPMENT AND REDEVELOPMENT PROJECTS.

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. THIS PROJECT MUST COMPLY WITH THE STORMWATER MANAGEMENT REQUIREMENTS OF THE LAND USE MANAGEMENT ORDINANCE TO PROVIDE FOR 85 PERCENT TOTAL SUSPENDED SOLIDS REMOVAL FROM THE INCREASED IMPERVIOUS AREA, RETENTION FOR 2-5 DAYS OF THE INCREASED VOLUME OF STORMWATER RUNOFF FROM THE 2-YEAR, 24-HOUR STORM, AND CONTROL OF THE STORMWATER RUNOFF RATE FOR THE 1-YEAR, 2-YEAR, AND 25-YEAR STORMS.

COVER SHEET C100 AREA MAP

EXISTING CONDITIONS PLAN

WATER AND SANITARY SEWER SYSTEM.

HILL STANDARDS AND SPECIFICATIONS.

DEMOLITION & CONSTRUCTION MANAGEMENT PLAN SITE LAYOUT PLAN

GRADING AND STORM DRAINAGE PLAN

UTILITY AND LIGHTING PLAN

C500 LANDSCAPE PLAN

SITE DETAILS C601 SITE DETAILS

LIST OF SHEETS



PRELIMINARY NOT FOR CONSTRUCTION

Job Number: 1339

Checked JSA, CBM Date Revisions

SPECIAL USE PERMIT

Sheet Title:

**COVER SHEET** 

Sheet Number

C000

THERE ARE NO MAPPED STREAMS OR ASSOCIATED STREAM BUFFERS LOCATED ON SITE. A DETERMINATION WAS COMPLETED BY CHAPEL HILL PUBLIC WORKS TO VERIFY THAT THE STREAM SHOWING UP ON THE ORANGE COUNTY SOIL SURVEY IS NOT JURISDICTIONAL.

FLOODPLAIN PROTECTION: THE SITE IS NOT AFFECTED BY A MAPPED FLOODPLAIN ACCORDING TO FIRM MAPS

3710989000 L (MAY 16, 2008) AND 3710979900 K (FEBRUARY 2, 2007). STEEP SLOPE PROTECTION:

THERE ARE NO AREAS OF STEEP SLOPES GREATER THAN 15% LOCATED ON SITE.

TREE SURVEY:

THE TREE SURVEY SHOWS ALL 18" CAL. OR LARGER TREES IS SHOWN ON THE EXISTING CONDITIONS PLAN.

WETLANDS: THERE ARE NO MAPPED WETLANDS ONSITE.

TREE PROTECTION:

REFER TO SHEET C102 AND C500.

PROJECT TEAM:

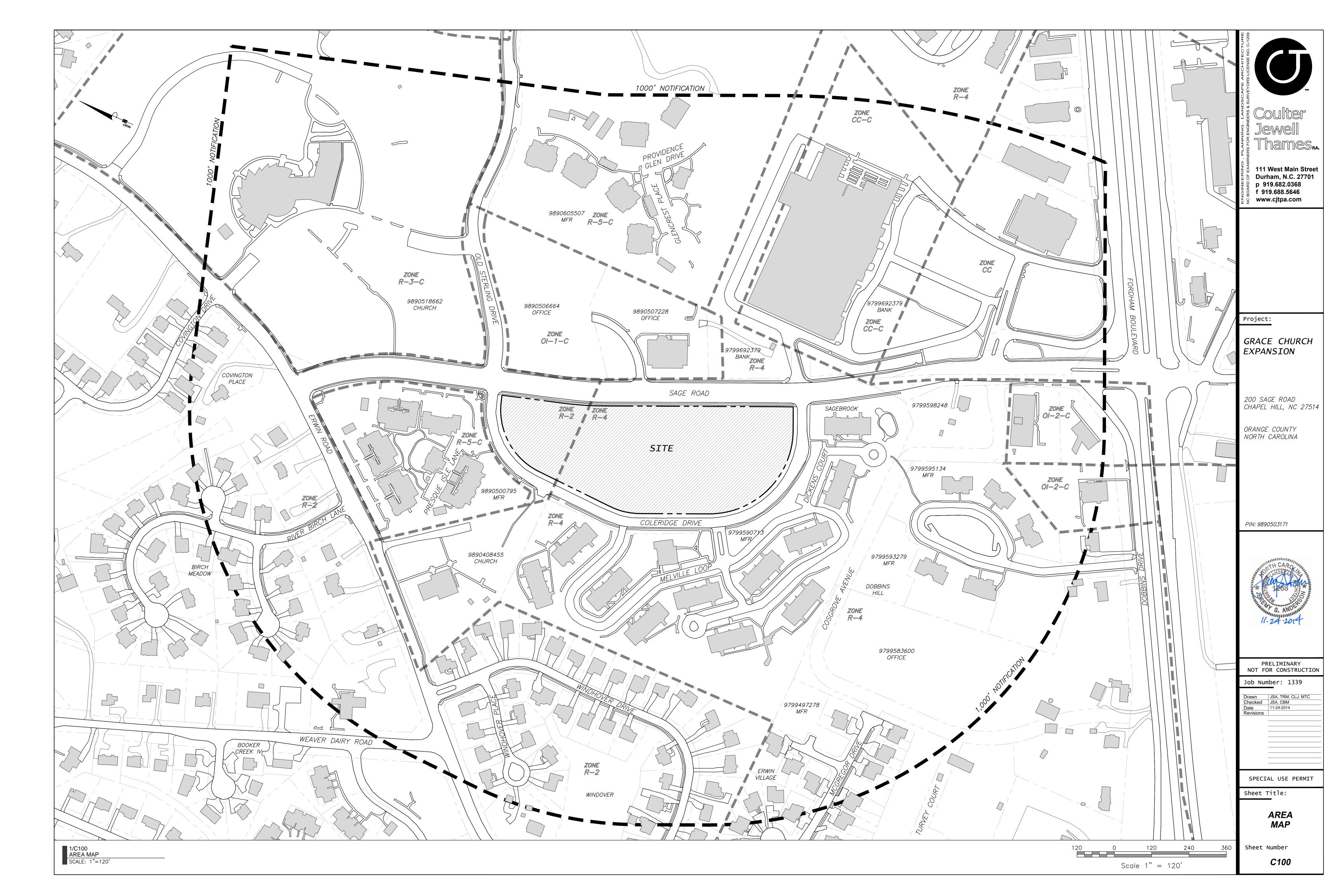
**ARCHITECT** PATRICK MORGAN 5295 COPPER DRIVE COLORADO SPRINGS, CO 80918 P: 719-534-0453 PAT@PATRICKMORGANARCHITECT.COM

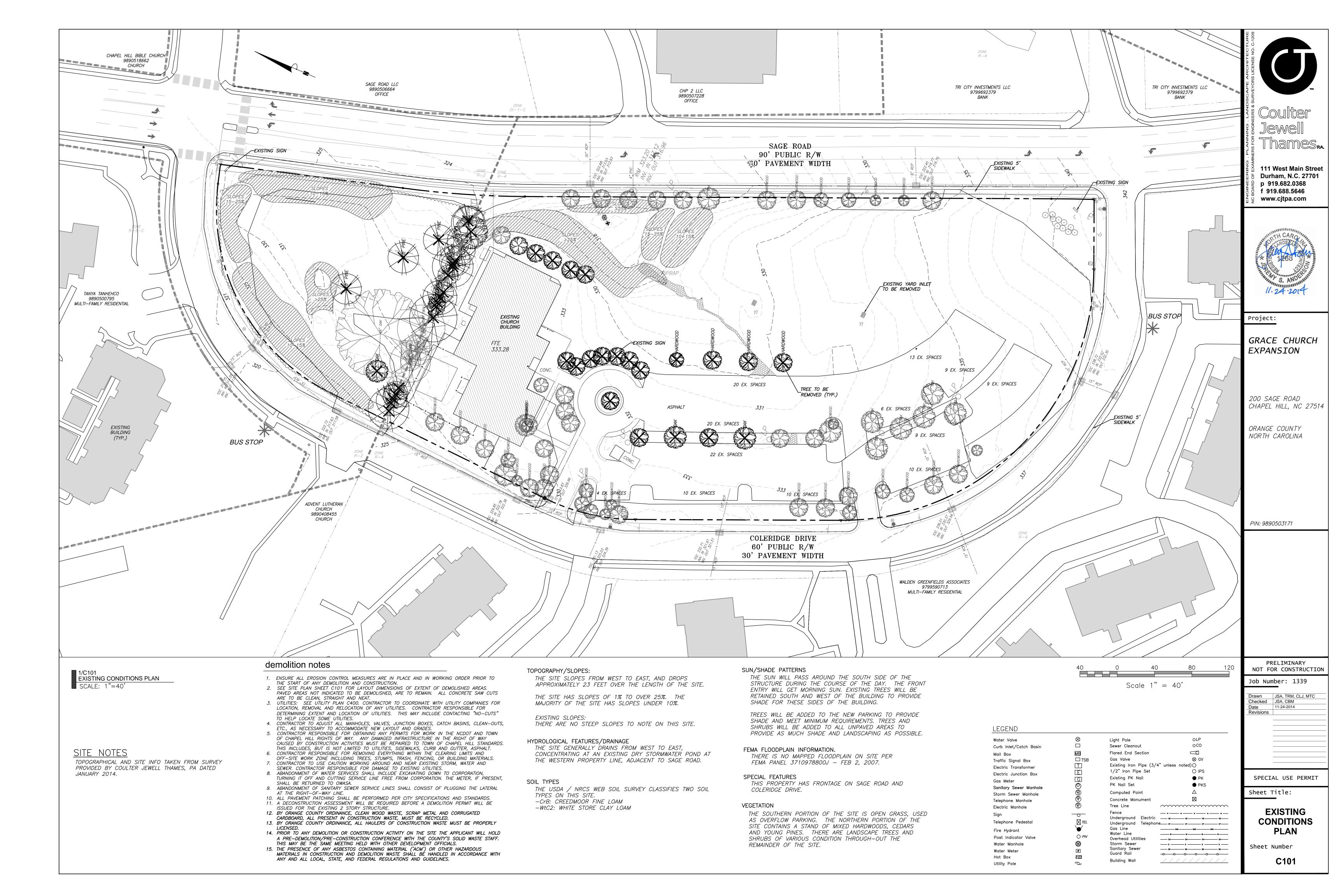
CIVIL ENGINEER COULTER JEWELL THAMES PA 111 WEST MAIN STREET DURHAM, NC, 27701 P: 919.682.0368 CHILL@CJTPA.COM

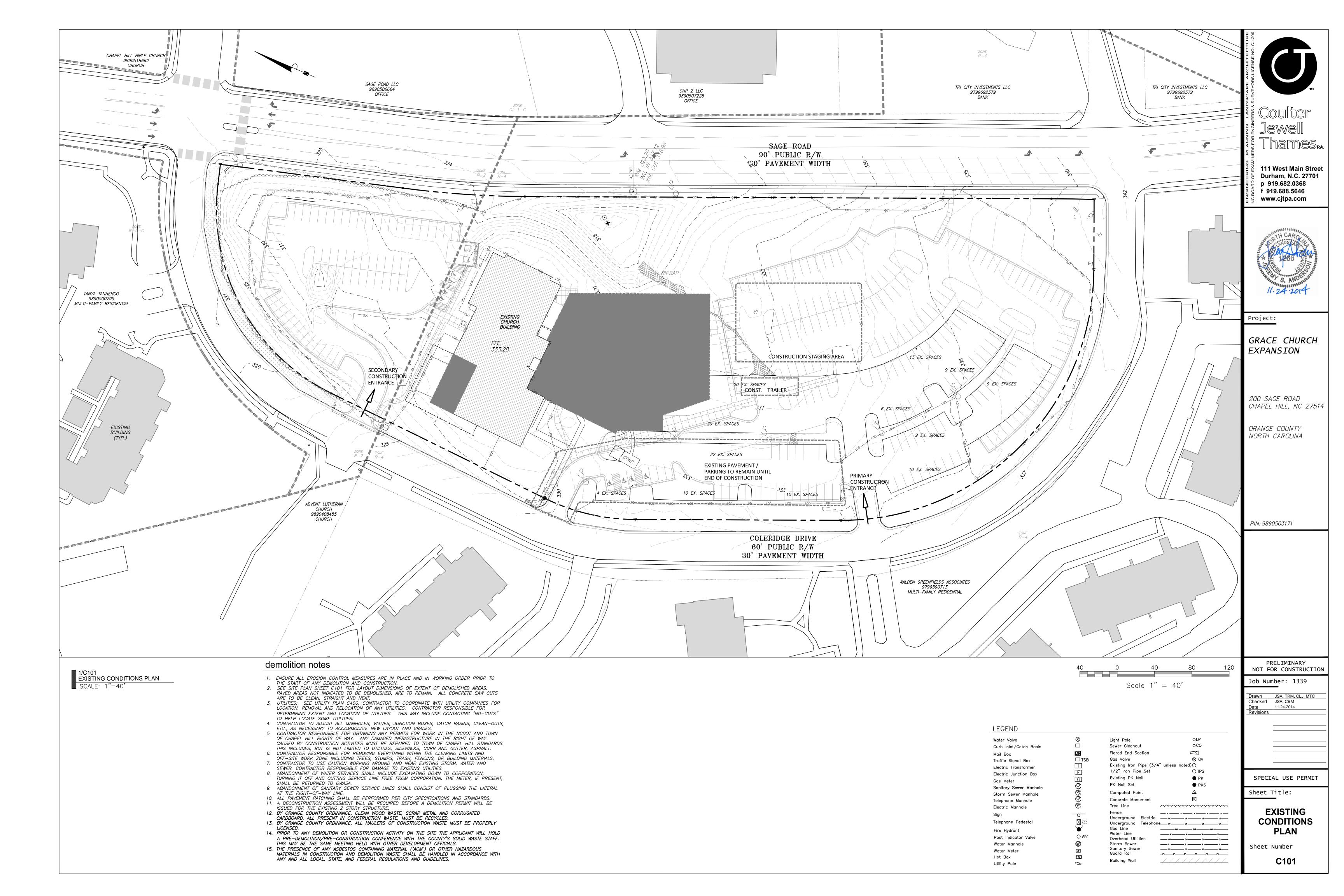
160,622 SF

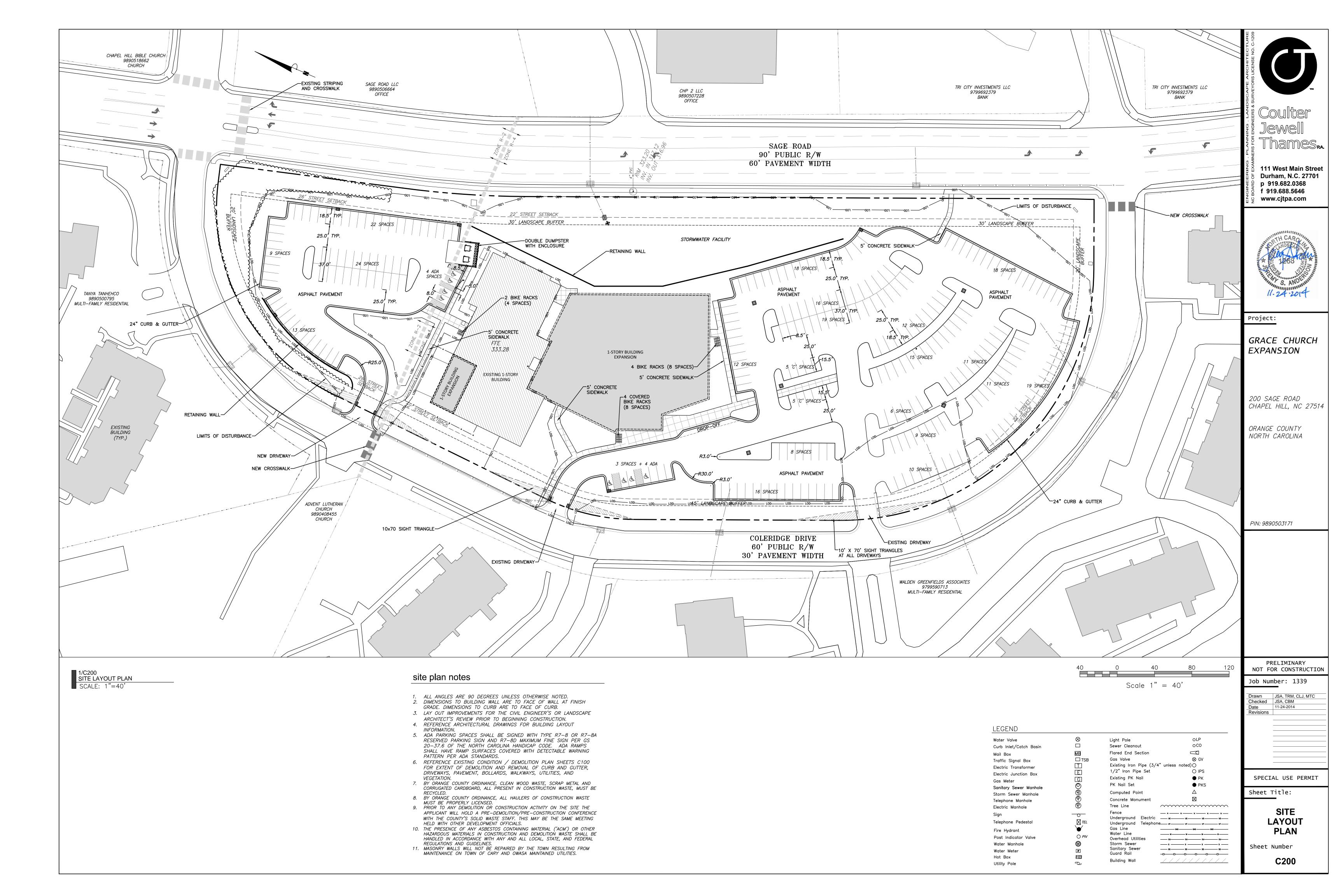
RE: C500 LANDSCAPE PLAN

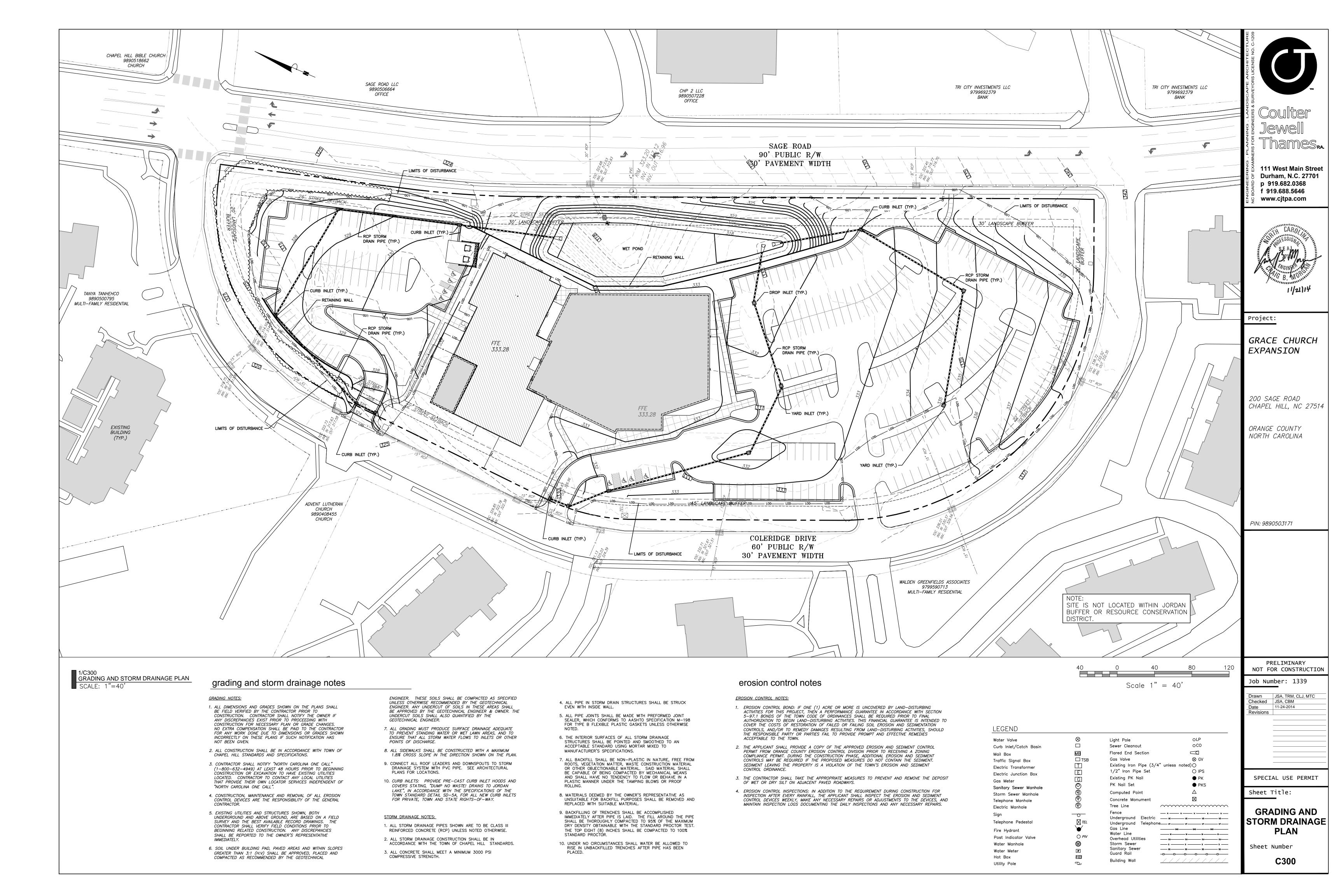
LANDSCAPE ARCHITECT COULTER JEWELL THAMES PA 111 WEST MAIN STREET DURHAM, NC, 27701 P: 919.682.0368 JANDERSON@CJTPA.COM

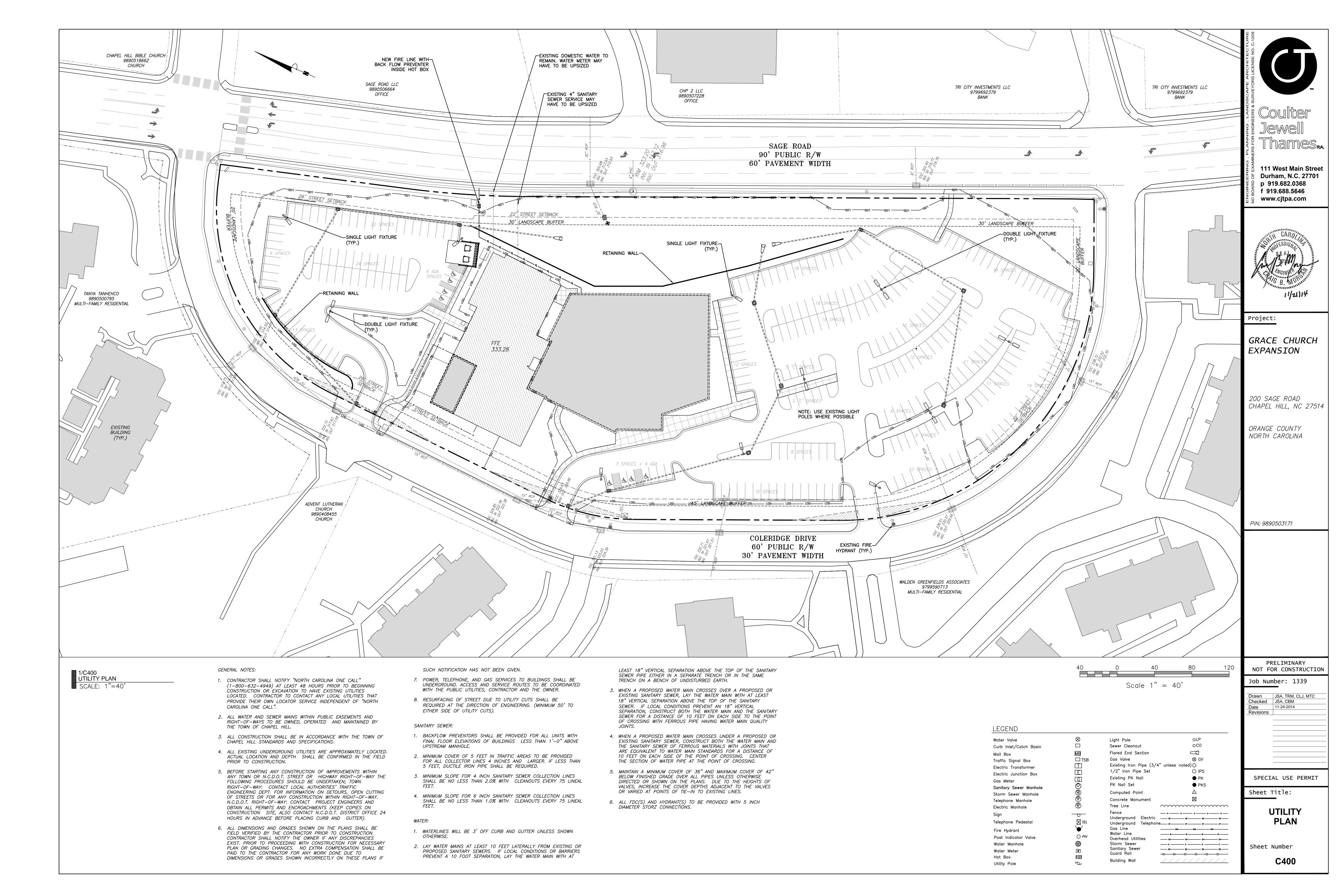


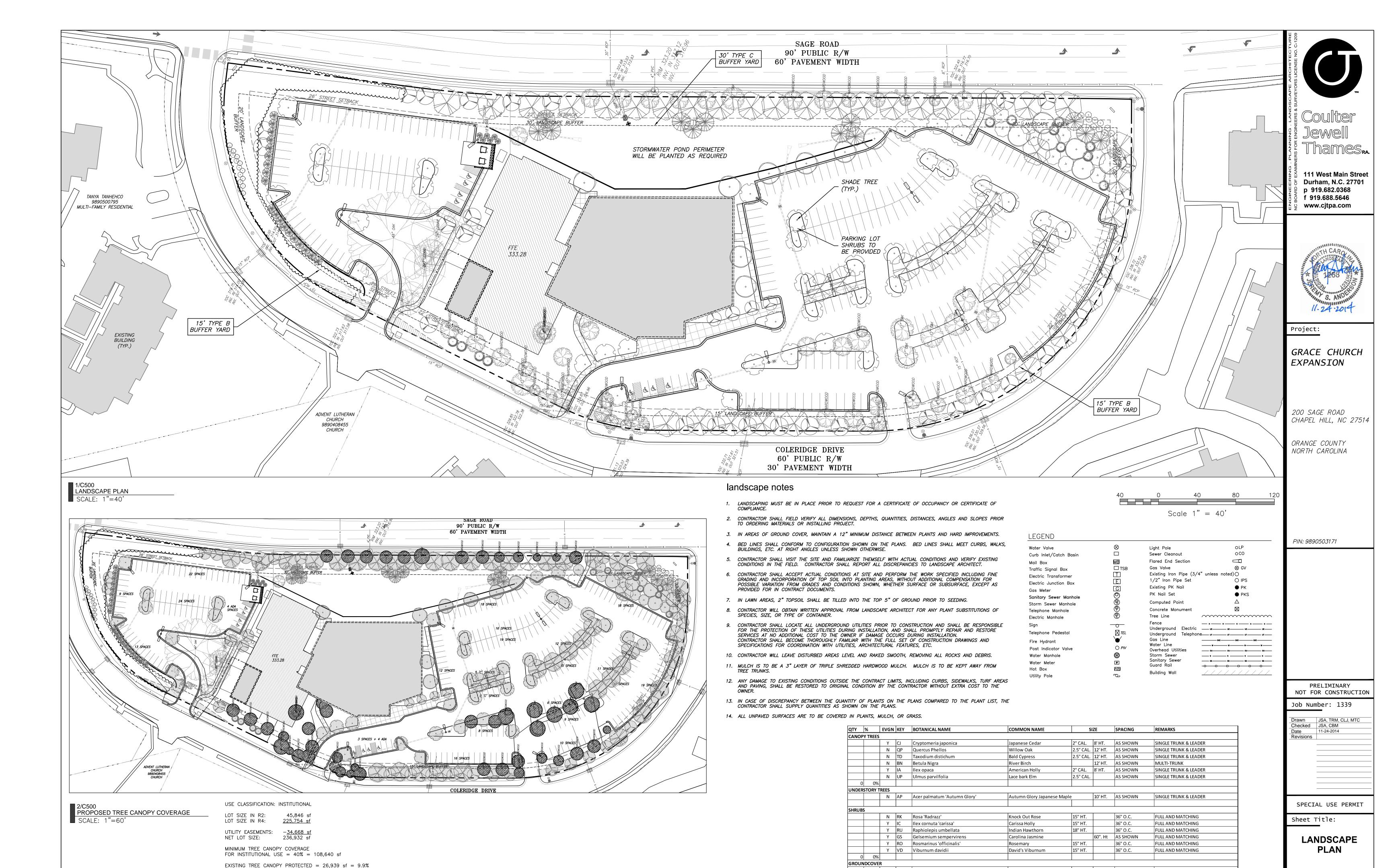












TREE CANOPY DEFICIT = 81,751.6 sf = 30.1%

REPLACEMENT TREES REQUIRED = 164

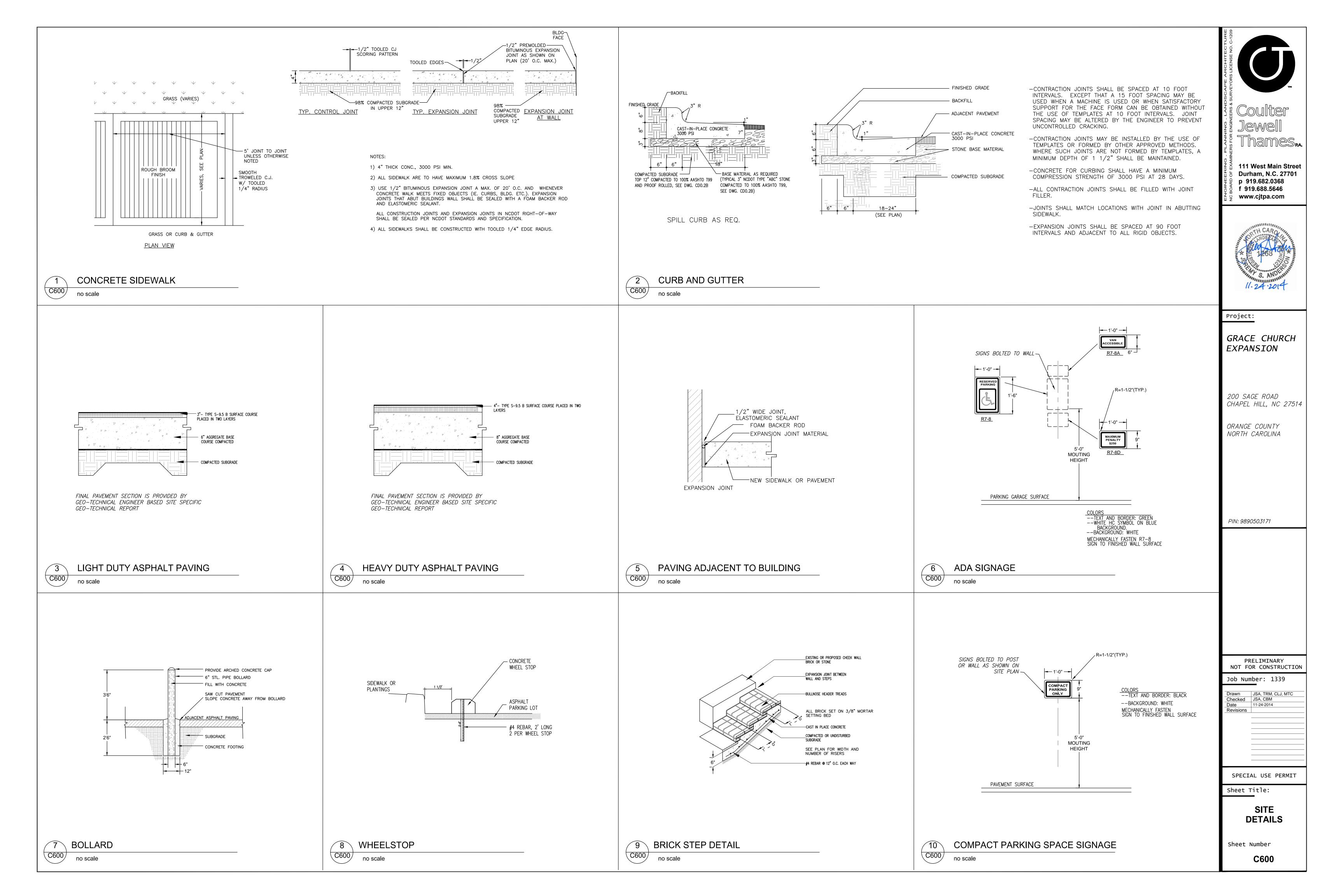
REPLACEMENT TREES PROVIDED = 164

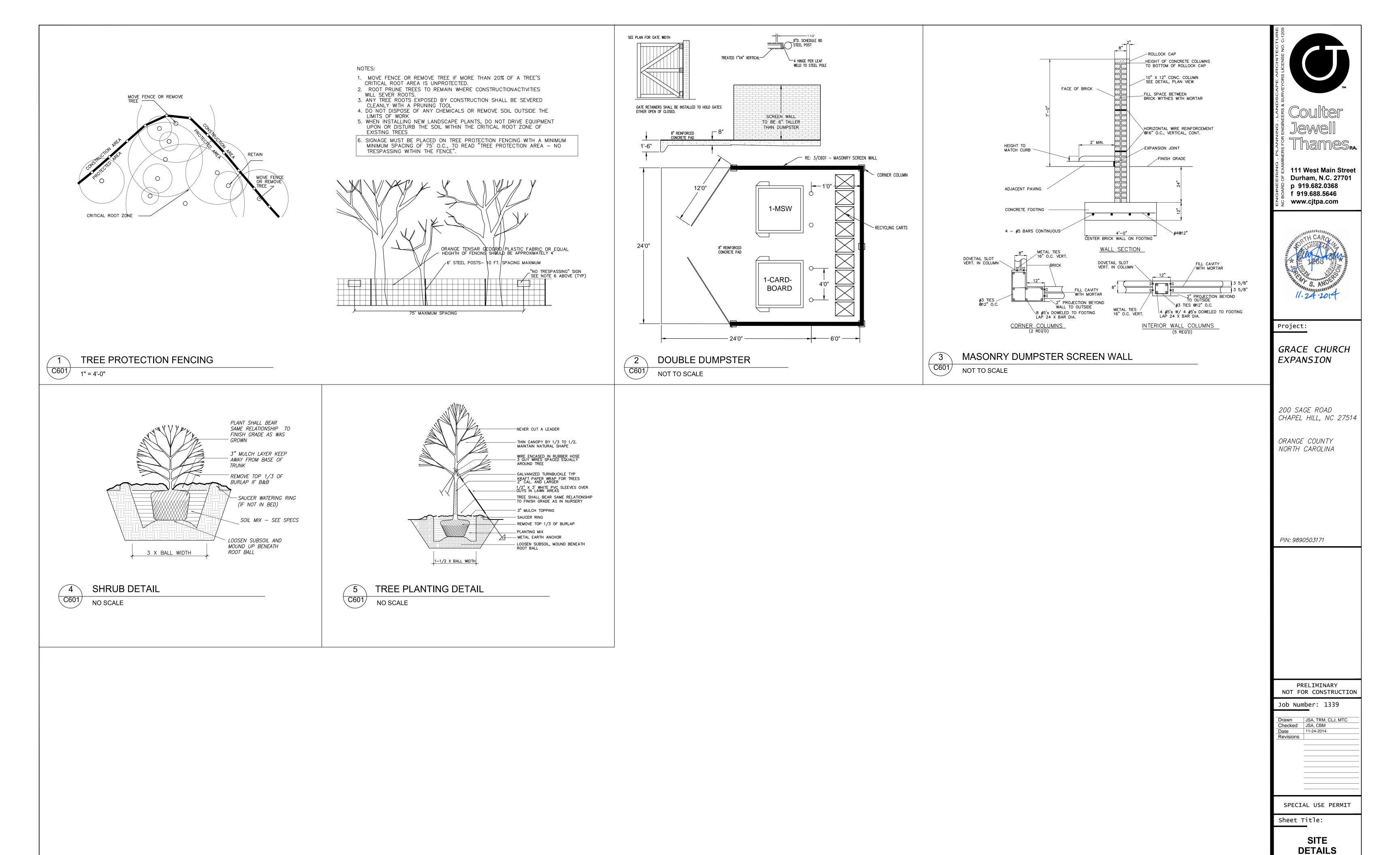
LAWN AS REQUIRED TO MATCH EXISTING

PROPOSED LANDSCAPE PLANTING SCHEDULE

4/C500

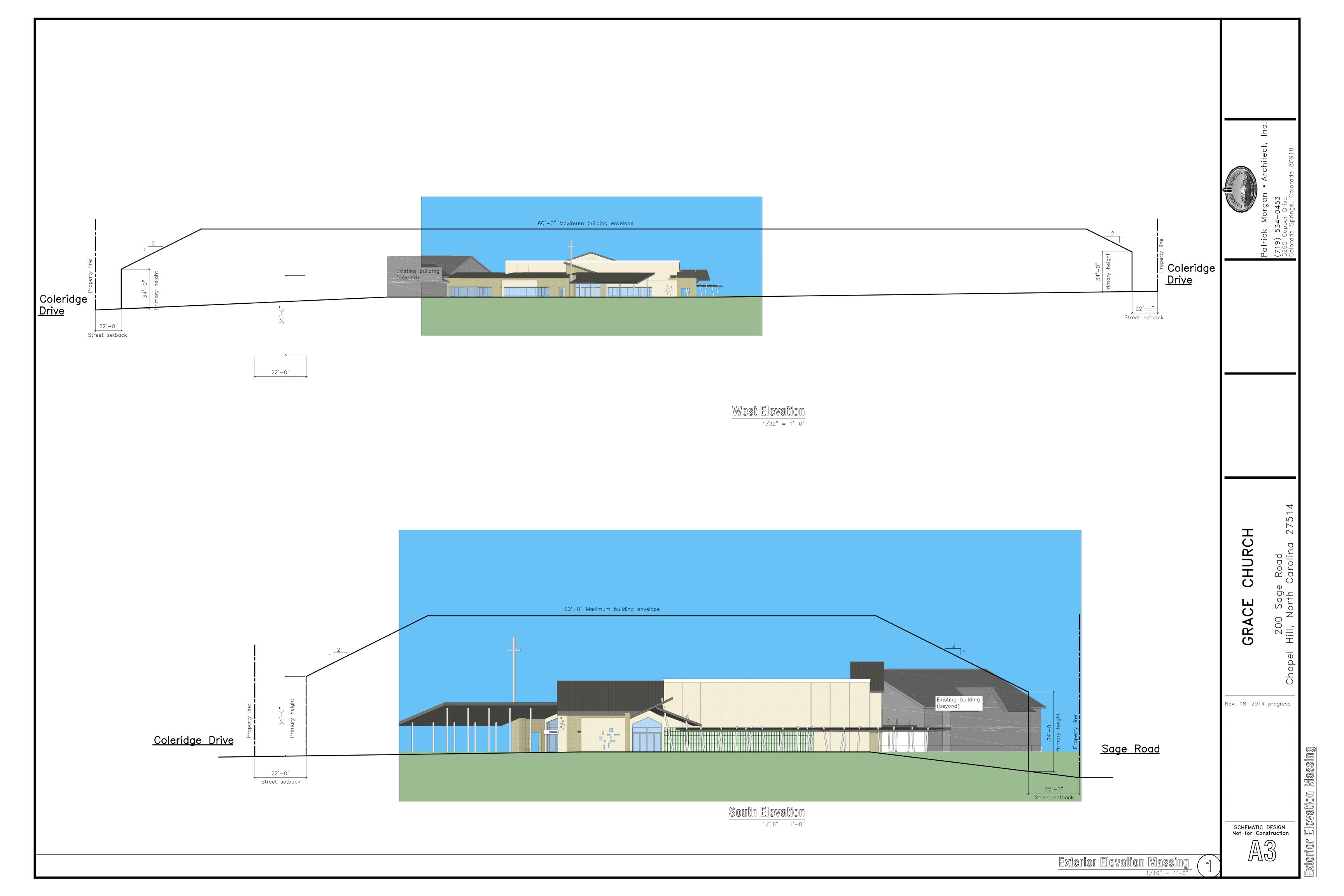
Sheet Number





C601

Sheet Number



#### 9890-50-3171 7.27.B.7C



NC DWQ Stream Identification Form Version 4.11

Date: 11/12/2014	Project/Site: Sage Rd	Latitude:
Evaluator: D'Acconte	County:	Longitude:
Total Points:  Stream is at least intermittent if ≥ 19 or perennial if ≥ 30*	Stream Determination (circle one) Ephemeral Intermittent Perennial	Other e.g. Quad Name:

Absent	Weak	Moderate	Strong
0	1	2	3_
0	1	2	(3)
0	1	2)	3
0	1)	2	3
0	1 ,	2	3
0	1	2	3
0	1	2	3
0	_1	2	(3)
0	0.5	1	1.5
0	(0.5)	1	1.5
$N\rho = 0$ Yes = 3		= 3	
	0 0 0 0 0 0 0 0 0	0 1 0 1 0 1 0 1 0 1 0 1 0 1 0 1 0 1 0 1	0     1     2       0     1     2       0     1     2       0     1     2       0     1     2       0     1     2       0     1     2       0     1     2       0     1     2       0     0     1     2       0     0     0     1     1       0     0     0     0     1       0     0     0     0     1

<sup>a</sup> artificial ditches are not rated; see discussions in manual

B. Hydrology (Subtotal = <u>'\section                                     </u>		6		
12. Presence of Baseflow	0	(1)	2	3
13. Iron oxidizing bacteria	0	1	(2)	3
14. Leaf litter	1.5	2	0.5	0
15. Sediment on plants or debris	0	0.5	1	1.5
16. Organic debris lines or piles	0	(0.5)	1	1.5
17 Soil-based evidence of high water table?	No.	0 = 0	Yas	= 3)

			800
3	2	(1)	0
(3)	2	1	0
	(1)	2	3
0	7	2	3
9	0.5	1	1.5
0	0.5	1	1.5
(0)	0.5	1	1.5
0	0.5	1	1.5
	FACW = 0.75; C	OBL = 1.5 Other =	0
	3 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0.5 0 0.5 0 0.5	0 0.5 1

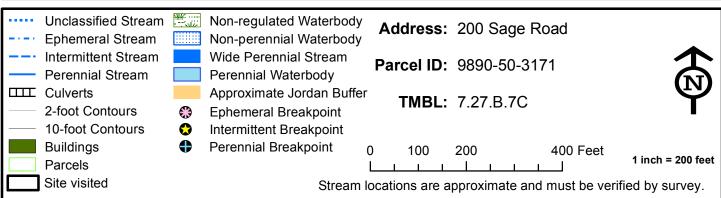
\*perennial streams may also be identified using other methods. See p. 35 of manual.

Notes:

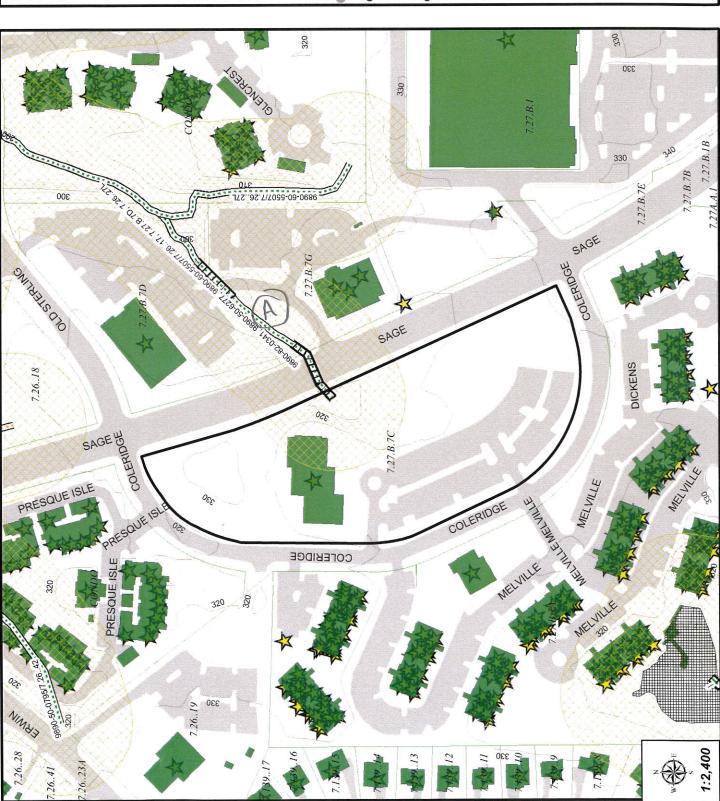
Sketch: typical Triassic Basin stream-very discontinuous upper part other than lower part - very short segment (30 ft?)

I bot there's a lot of frogs here in summer Amplipods - lots, not much else

#### Stream Determination Area Map







## Determination Status Map Stream

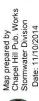
- I Unverified Soils Streams Verified Soils Streams
- Werified USGS Streams
- ■■ Unverified USGS Streams Culverts
- 10-foot Contours 2004 2-foot Contours - 2004
  - USGS Waterbodies OC Parcel Info

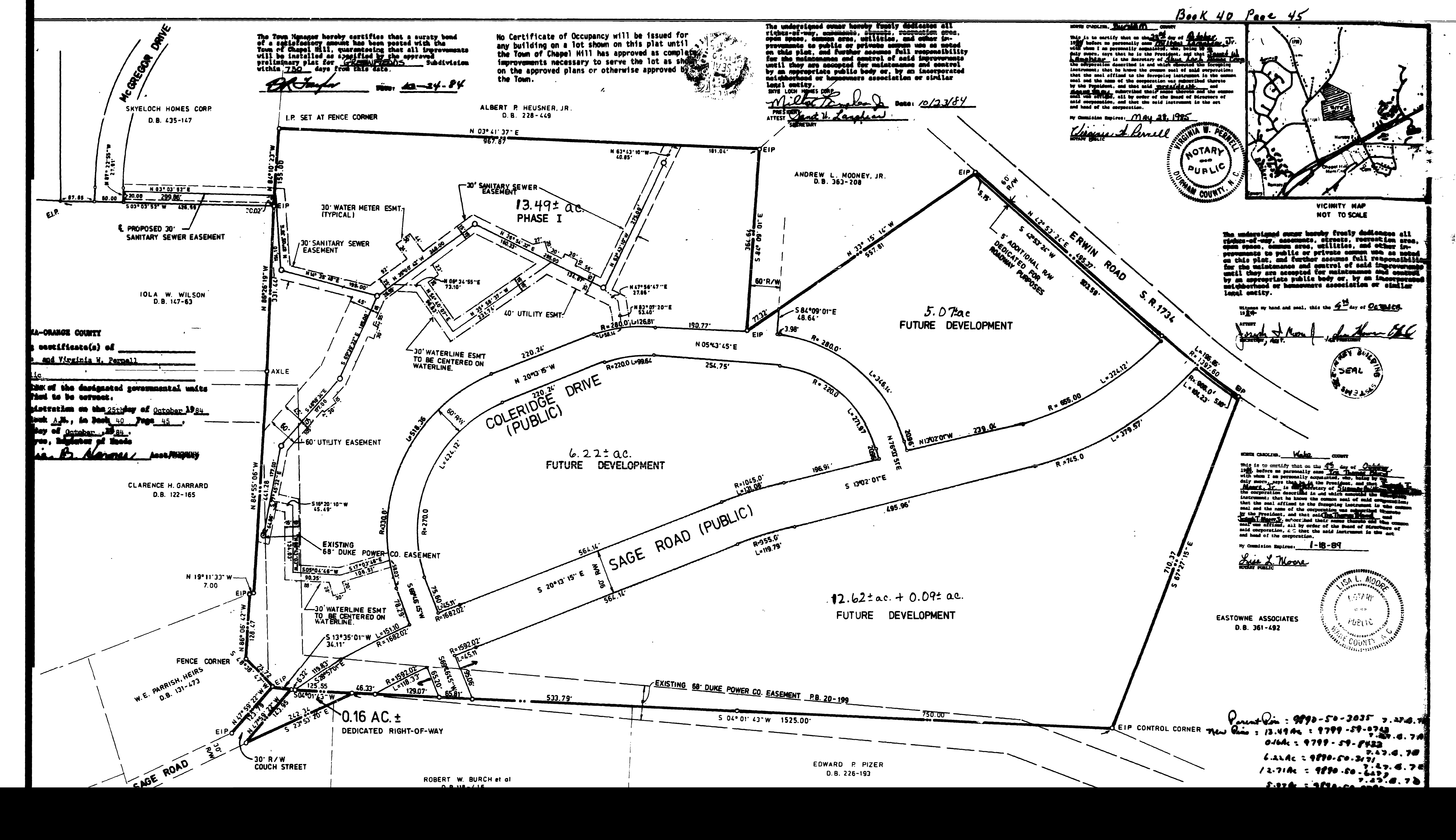
# ■ Buildings

# Streams Needing a Site Visit Streets

# No Channel

- == Intermittent Stream Ephemeral Stream
- Not-Perennial Stream
  - Perennial Stream
    - Unknown
- Streams Not Needing a Site Vis
  - - Outside Jurisdiction
    - No Channel
- -- Intermittent Stream - - - Ephemeral Stream
  - Perennial Stream
- Waterbodies No Site Visit Other Waterbodies
  - Wetlands
    - Lakes
- Wide Streams
- 150ft buffer Needs Stream Determ Waterbodies - Need Site Vis Waterbodies - Need Site Visit
  - Jordan\_Buffers





### USGS 24K Topographic / County Soil Survey Maps

Site Parcel Boundary

Address: 200 Sage Road

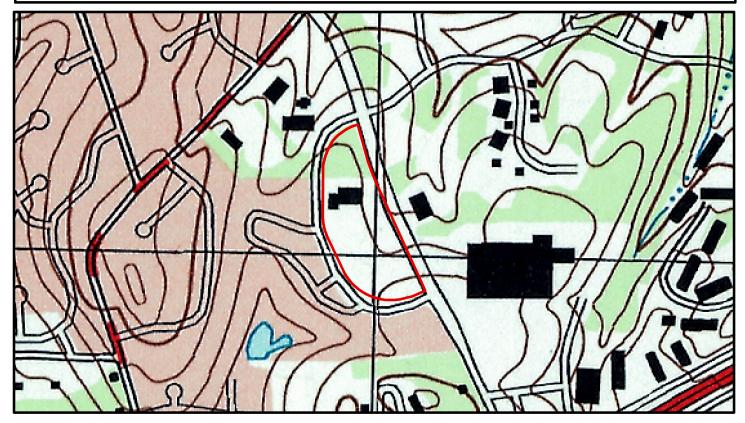
0 150 300 450 600 Feet

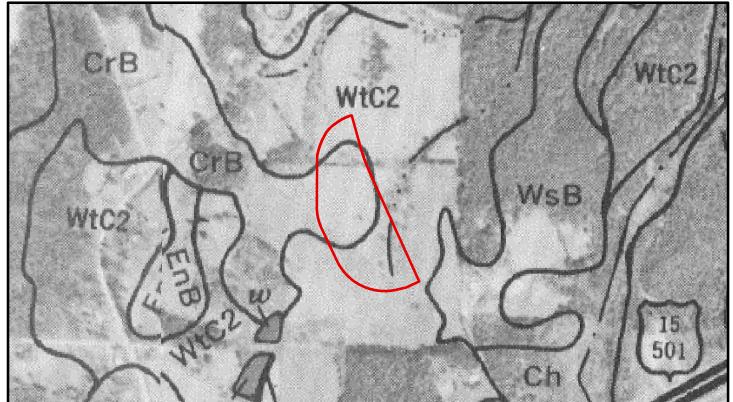
Parcel ID: 99890-50-3171



1 inch = 500 feet

Created by Town of Chapel Hill Public Works Department - Stormwater Management Division- 11/19/2014







### **SPECIAL USE PERMIT application**

#### RESPONSE TO CDC/TC CONCEPT PLAN COMMENTS

GRACE CHURCH - CHAPEL HILL, NC November 24, 2014

Submitted by: Coulter Jewell Thames PA
Patrick Morgan-architect

Existing parking lot under-used.

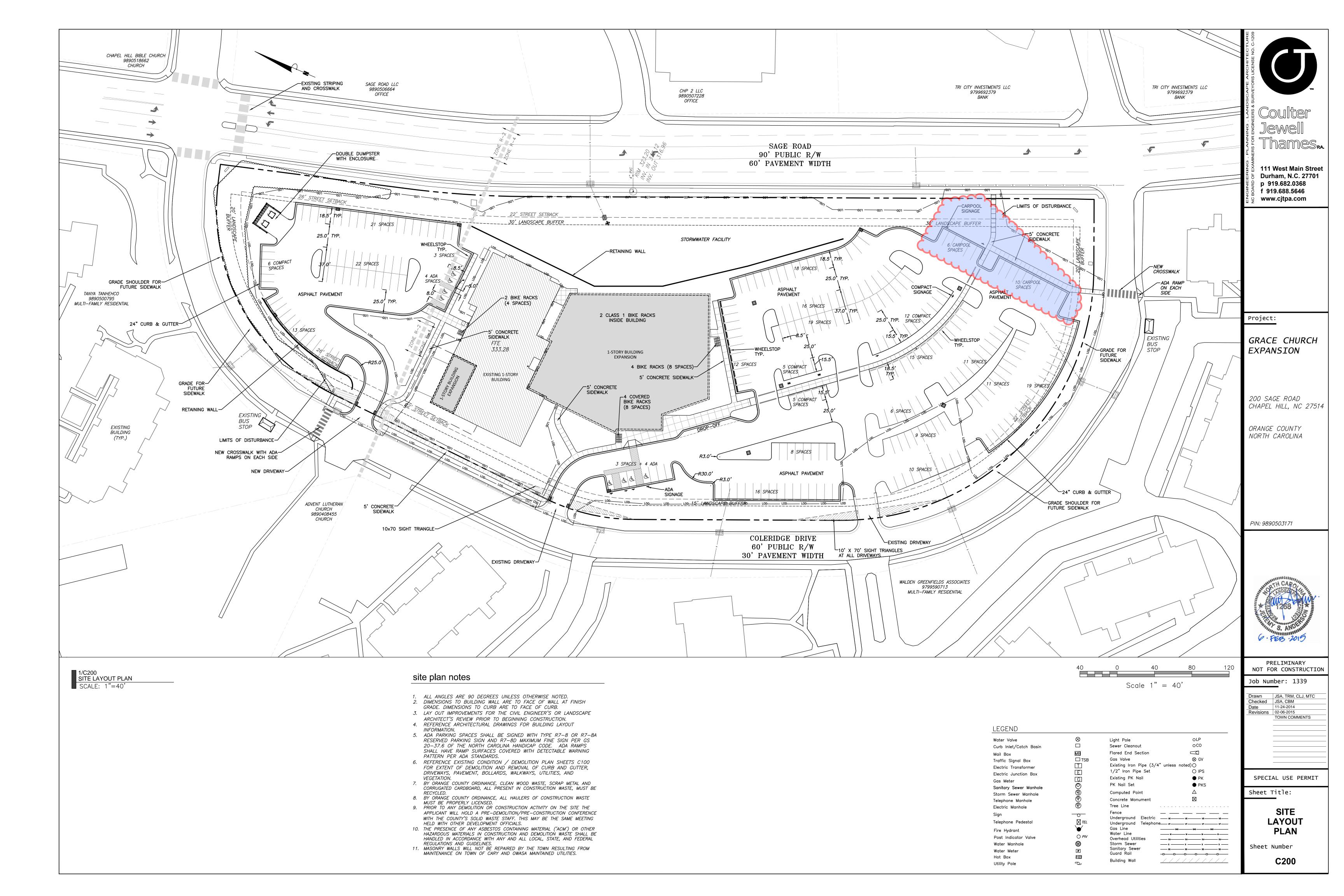
The following are responses to comments received from the Apr. 16, 2014 **Community Design Commission** and their review of the Concept Plan for the above referenced project:

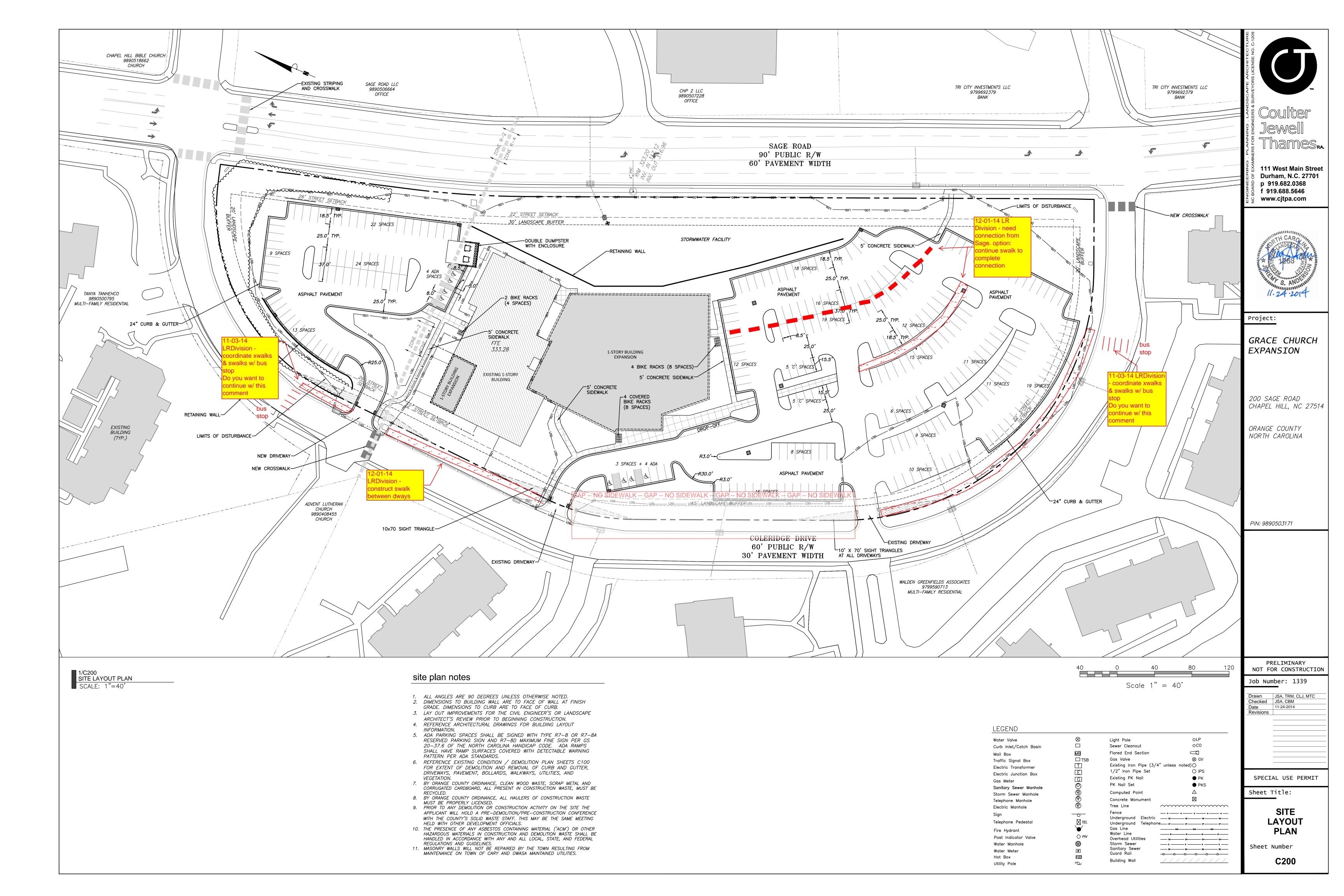
- Comment
   ▶ Applicant Response at this time.
   □ Enhance buffering along Sage and Coleridge Roads.
   ▶ The project will be providing extensive landscape plantings along both Sage and Coleridge Roads. This will be provided by meeting both the streetscape buffer standards as well as the 40% tree canopy requirements, both of which will require significant plantings. The plans that were presented to the CDC did not fully illustrate these proposed buffer plantings.
   □ Proposed architecture doesn't match existing.
   ▶ The architecture has been revised to better blend with the existing building.
  - The church has provided actual parking numbers for Sunday services that warrant the parking requirements. The church continues to pursue alternate off-site parking options, including shuttles and shared lots. The church is very active during the week and weeknights with community classes, seminars, and meetings and although we

well as others, were noted and incorporated into the building elevations.

Although the SUP does not provide additional architectural detail, this comment, as

	understand these community outreach events do not fill the parking lots sized for
	Sunday services, they do utilize parking 7 days a week. The fore mentioned
	landscape improvements will both screen and shade the new parking lot areas.
	Underground stormwater facility will allow for additional tree plantings.
	We feel site has ample area for landscape plantings, particularly around the
	perimeter. If the church paid the significant premium for underground stormwater
	treatment, they would prefer to place additional parking in the area of the proposed
	stormwater pond.
	Look for creative ways to keep parking down.
	As mentioned above, the church continues to investigate off-site and shared parking
	arrangements. The church is proposing 320 spaces, which is below the 425
	maximum that could be proposed.
The foll	lowing are applicant noted comments (official comments have not been transmitted to date)
and res	ponses received from the Sept. 15, 2014 <b>Town Council</b> and their review of the Concept Plan
for the	above referenced project:
	Would it help to align the project driveway on Coleridge Road with the apartments across the
	street?
	If the driveway is to be rebuilt, then aligning the opposite driveways may make
	sense. The existing driveway is not currently proposed to be moved.
	Could a driveway be provided directly onto Sage and would that help with traffic?
	The applicant welcomes Town transportation staff's position on this option. The
	double intersections on Coleridge onto Sage Road helps divide traffic in two
	directions and providing a direct access may create more of a traffic problem than
	the existing condition.
	Consider offsite shared parking options:
	The applicant is continue to explore options for this and will provide additional
	information on the result on these efforts at a later date. This has been a strategy of
	the churches in the past and has been met with mixed results.
	The Town should look into bus service on Sundays to make this an option for not only this
	church, but others as well.
	The applicant supports this option.
	The applicant should work with the Town on pedestrian crossing improvements of Sage Road
	to make shared parking on the east side of Sage Road more viable.
	The applicant will discuss options with Chapel Hill Public Works and Transportation
	staff.
	Has the applicant considered making the parking lot available for park-n-ride services?
	The applicant is agreeable to making there parking lot available during the week for
	uses that will utilize the parking lot and provide a service for the town.





#### **GRACE NEW TESTAMENT CHURCH EXPANSION**

#### TRAFFIC IMPACT STUDY

#### **EXECUTIVE SUMMARY**



#### Prepared for:

The Town of Chapel Hill
Public Works Department
Traffic Engineering Division

Prepared by:

HNTB North Carolina, PC

343 East Six Forks Road Suite 200 Raleigh, NC 27609

NCBELS License #: C-1554

January 2015



### **GRACE NEW TESTAMENT CHURCH EXPANSION**

#### TRAFFIC IMPACT STUDY

#### **EXECUTIVE SUMMARY**



#### Prepared for:

The Town of Chapel Hill
Public Works Department
Traffic Engineering Division

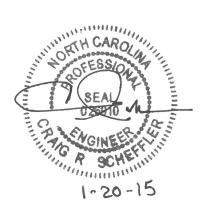
#### Prepared by:

HNTB North Carolina, PC

343 East Six Forks Road Suite 200 Raleigh, NC 27609

NCBELS License #: C-1554

January 2015





#### **EXECUTIVE SUMMARY**

#### **Project Overview**

An expansion of the existing Grace New Testament Church facility, located along Coleridge Drive and Sage Road, is being proposed in Chapel Hill. The project proposes to construct an additional 22,923 square feet of space to the existing 15,000 square foot church building. **Figure ES-1** shows the general location of the site. The project is anticipated to be fully complete by 2016. This report analyzes the transportation impacts of the build-out scenario for the year 2017 (one year after anticipated completion), the no-build scenario for 2017, as well as 2014 existing year traffic conditions.

The proposed site concept plan shows the addition of a single full movement access driveway and new parking lot along Coleridge Drive. Two existing driveways and surface parking facilities will be retained and surface paved parking will be expanded in the current lot. No other vehicular access connections or transportation system changes are proposed. **Figure ES-2** displays the preliminary concept plan of the Grace New Testament Church Expansion and nearby land uses and roadways. The project is expected to provide 320 total parking spaces on the two surface parking lots, an increase from the 275 available currently on-site.

This report analyzes and presents the transportation impacts that the Grace New Testament Church Expansion will have on the following intersections in the project study area:

- Sage Road and Erwin Road
- Sage Road and Coleridge Drive (North) / Old Sterling Drive
- Sage Road and Coleridge Drive (South) / Lowe's Service Entrance
- Sage Road and Cosgrove Avenue / Lowe's Entrance
- Sage Road and US 15-501 (Fordham Boulevard)
- Coleridge Drive and Site Access South
- Coleridge Drive and Site Access North
- Coleridge Drive and Future Site Access

The impacts of the proposed site at the study area intersections will be evaluated during the highest peak hour of a Sunday morning. The proposed expansion is not expected to generate significant amounts of typical weekday peak period traffic.

#### **Existing Conditions**

#### Study Area

The site is located in northern Chapel Hill along Sage Road just to the north of the US 15-501 (Fordham Boulevard) corridor. The study area contains three signalized intersections and several unsignalized intersections. It also includes two existing driveway connections from the church to Coleridge Drive.

US 15-501 is a major arterial facility providing connectivity between Chapel Hill, Durham and the I-40 corridor. Remaining study area network roadways are either minor arterial/collector facilities or local neighborhood access streets.





#### Grace New Testament Church - Proposed Expansion

#### **Site Traffic Generation**

With the addition of new peak hour trips during the Sunday AM peak hour (as estimated by current church service times and reported attendance), there are potential site traffic impacts to the study area intersections. **Table ES-1** shows the site trip generation details, with generation rates and methodologies taken from the Institute of Transportation Engineers (ITE) Trip Generation Manual, Version 9 and compared to actual field data collected at site driveways. This data includes ITE AM and PM peak hour information, though these time periods were not specifically analyzed due to the insignificant additional potential traffic generation at these times.

Table ES-1 Weekday and Sunday Trip Generation Summary
Grace New Testament Church

	Weekday							Sunday			
Trip Generation Source – New Net Trips Due to		AM Peak Hour			PM Peak Hour				AM Peak Hour		
Expansion	Daily Total	Enter	Exit	Total	Enter	Exit	Total	Daily Total	Enter	Exit	Total
ITE Trip Generation Manual	208	8	5	13	6	7	13	840	135	141	276
Field-Collected Data	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	136	129	265

<sup>\* -</sup> No ITE Data Available, Assumed Average of AM/PM Peak Hour Data

Actual field-collected data was used to derive future trip net trip generation data, as it reflects current trip generating conditions actually occurring at the church. The data also has very good correlation with ITE-predicted values.

#### **Background Traffic**

Background traffic growth for the 2017 analysis year is expected to come from two sources ambient regional traffic growth and specific development-related traffic growth. Based on existing information, several Town-approved development projects near the project study area may be expected to contribute to background traffic growth by the 2017 analysis year, but in most cases the amount of traffic generated from these developments will be negligible on a Sunday morning. All remaining estimated traffic growth in the area is assumed to occur due to overall region-wide ambient growth. To account for this, an ambient area-wide traffic growth percentage of 1.0 percent per year was applied to existing traffic volumes, based on conservative growth projections based on historic daily traffic growth patterns in the project study area (NCDOT and Town of Chapel Hill daily traffic information).

#### **Impact Analysis**

#### Peak Hour Intersection Level of Service (LOS)

Study results indicate existing traffic operations at all study area intersections are acceptable during the Sunday AM peak hour. Even with the addition of peak hour site-generated trips to the projected 2017 background traffic volumes, only one study area intersection is projected to experience deficient traffic operations in the Sunday AM peak hour. However, closer inspection of peak hour traffic volume patterns, specifically within the peak hour itself, indicate that the traffic volumes at this intersection (Sage Road and Coleridge Drive - south) vary considerably as church-related traffic enters and exits the intersection at different times within the peak hour.



A summary of the traffic operations for each intersection, related to vehicular delays (intersection average as a whole if signalized, critical movement if stop-controlled) and the corresponding Level-of-Service (LOS) is shown in **Table ES-2**.

Table ES-2. Grace New Testament Church Expansion LOS and Delay (Seconds/Vehicle) Summary

Interpretions	Peak	2014	Existing	2017 N	lo-Build	2017	Build	2017 Mi	tigated
Intersections	Hour	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
Sage Road & Erwin Road	Sunday AM	В	17.9	В	18.0	В	18.4	N/A	N/A
Sage Road & Coleridge Drive / Old Sterling Drive*	Sunday AM	В*	14.9*	C*	15.3*	C*	18.8*	N/A	N/A
Sage Road & Coleridge Drive / Lowe's Entrance*	Sunday AM	C*	16.8*	C*	17.3*	F*	53.3*	N/A**	N/A**
Sage Road & Cosgrove Avenue / Lowe's Entrnce	Sunday AM	Α	7.0	Α	7.1	А	7.1	N/A	N/A
Sage Road & US 15-501 (Fordham Boulevard)	Sunday AM	D	35.8	D	36.5	D	39.0	N/A	N/A
Coleridge Drive & Site Driveway #1 / Sagebrook Apartment Driveway*	Sunday AM	В*	12.3*	В*	12.3*	D*	28.4*	N/A	N/A
Coleridge Drive & Site Driveway #2*	Sunday AM	A*	8.9*	A*	8.9*	A*	9.3*	N/A	N/A
Coleridge Drive & Proposed Site Driveway*	Sunday AM	N/A	N/A	N/A	N/A	A*	9.6*	N/A	N/A

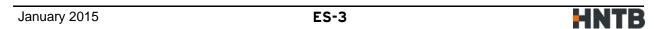
BOLD/ITALICS - Critical Movement or Overall Intersection Requires Mitigation Per Town TIS Guidelines

#### **Access Analysis**

Vehicular site access is to be accommodated by two existing and one proposed full movement access driveway connecting to Coleridge Drive. Design details related to driveway throat lengths are shown on the concept plan and provide approximately 50 to 75 foot driveway throat at the driveways. An internal driveway circulation system to all surface parking areas is also shown on the plans. The middle driveway is currently used primarily as a drop-off location, and it would continue to function as such in the future concept plan.

Driveway distances along Coleridge Drive from its intersections at Sage Road are approximately 400 feet (to the north intersection) and 500 feet (to the south intersection) and are acceptable, based on recommendations of 100 foot minimum corner clearance as set forth in the 2003 NCDOT Policy on Street and Driveway Access to North Carolina Highways and the 50 foot minimum along local streets specified in the 2005 Town of Chapel Hill Design Manual. The proposed spacings between the three driveways (225 feet and 350 feet) is more than the recommended 50 foot spacing along local streets (Table 4-A-1 in the Town Design Manual).

Access for pedestrians and bicyclists is adequate in the project study area. Sidewalk is present on both sides of Sage Road and on the opposite side of Coleridge Drive adjacent to the site and



<sup>\* -</sup> Worst-Case LOS/Delay for Unsignalized/Stop-Controlled Critical Movement

<sup>\*\* -</sup> No Mitigation Recommended – See Recommendations Section of Executive Summary



exists along the major street connections along Sage Road. Crosswalk and pedestrian signals exist across the major Sage Road study area intersections near the Grace New Testament Church Expansion site. Specific bicycle amenities are present along the Sage Road and Old Sterling Drive roadway facilities, with striped lanes present in both directions.

#### **Signal Warrant Analysis**

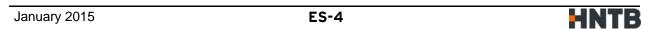
Based on projected 2017 traffic volumes and current/proposed access plans, no study area intersection would warrant the installation of a traffic signal, based on the methodology found in the 2009 Manual on Uniform Traffic Control Devices (MUTCD). The intersection of Sage Road and Coleridge Drive (south) was found to possibly experience deficient LOS F critical movement traffic operations in the 2017 with site traffic scenario. This intersection was tested for satisfaction of the Peak Hour Warrant thresholds and results indicated that it does not meet peak hour warrants with projected 2017 Sunday AM peak traffic volume estimates.

#### Other Transportation-Related Analyses

Other transportation-related analyses relevant to the 2001 Town of Chapel Hill Guidelines for the preparation of Traffic Impact Studies were completed as appropriate. The following topics listed in **Table ES-3** are germane to the scope of this study.

**Table ES-3. Other Transportation-Related Analyses** 

Analysis	Comment
Long-Range Daily Volume-Capacity Analysis	Due to the fact that the proposed site expansion will add approximately 800 daily trips to the study area network, no long-range daily v/c analysis was conducted for this study.
Turn Lane Storage Requirements	Storage bay lengths at study area intersections were analyzed using Synchro and HCS 95 <sup>th</sup> percentile (max) queue length estimates for the 2017 Build Scenario. Existing southbound right-turn and northbound left-turn storage bays at the US 15-501/Sage Road intersection may have maximum queues exceeding existing storage bays. This condition also may occur during existing 2014 Sunday AM peak conditions. No other storage issues are noted. Given current intersection configurations and right-of-way limits, it may not be feasible to lengthen these storage bays without significant changes to the intersection and/or nearby frontage road.
Appropriateness of Acceleration / Deceleration Lanes	The site concept plan shows no specifics related to acceleration/deceleration lanes along Coleridge Drive. Based on the existing 25 mph speed limit on Coleridge Drive, the fact that it functions as a local access collector facility, and analysis results in this study, no specific acceleration or deceleration lanes are recommended at existing or proposed site access points. No other specific acceleration/deceleration lane issues were analyzed in the project study area.
Pedestrian and Bicycle Analysis	Existing pedestrian and bicycle access and connectivity is adequate in the project study area. Sidewalk exists along all major and minor study area roadways on at least one side of the road, with the exception of the US 15-501 corridor. Pedestrian crossings and signals are present along several Sage Road intersections. Delineated bicycle lanes are present in the project study area along the Sage Road extension. No sidewalk currently exists along the existing site frontage with Coleridge Drive and site plans do not indicate new sidewalk.





#### Table ES-3. (Continued) Other Transportation-Related Analyses

Analysis	Comment
Public Transportation Analysis	Public transportation service to the study area, and to the church site itself, is excellent with multiple bus stops and multiple local bus routes on Sage Road and Coleridge Drive proximate to the site. No CHT service exists in the project study area in the Sunday AM peak hour, however.

#### **Mitigation Measures/Recommendations**

#### **Planned Improvements**

There are no Town of Chapel Hill or North Carolina Department of Transportation improvement projects for study area roadway facilities within the analysis year time frame of 2014-2017.

#### **Background Committed Improvements**

There are no specific geometric or operational improvements to study area roadway intersections or facilities related to background private development projects that are expected to be completed between 2014 and 2017.

#### **Applicant Committed Improvements**

Based on the preliminary site concept plans and supporting development information provided, there are no specific external transportation-related improvements proposed adjacent to the Grace New Testament Church Expansion, other than the provision of an additional site access driveway.

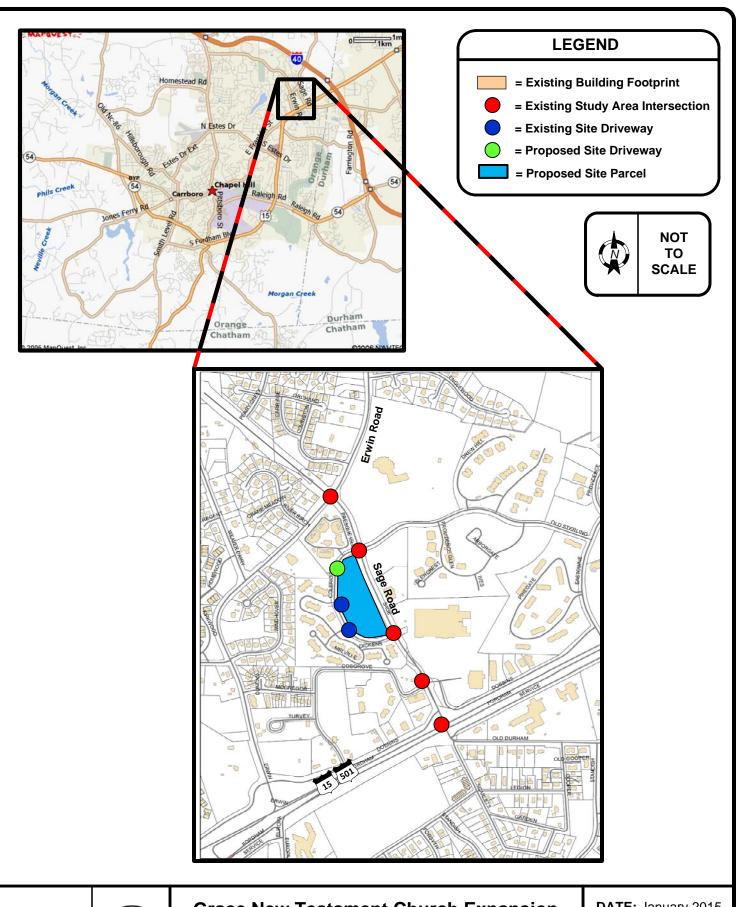
#### **Necessary Improvements**

Based on traffic capacity analyses for the 2017 design year, and analyses of existing study area turning bay storage lengths and site access, the following improvements are recommended as being necessary for adequate transportation network operations (see **Figure ES-3**).

1) Provide sidewalk connection between existing sidewalk along Sage Road and the proposed site to better accommodate any potential future pedestrian trips to/from the site.

2017 capacity analyses of the Sage Road and Coleridge Drive (south) / Lowes Service Driveway intersection indicate that the westbound stop-controlled Lowes Driveway approach may operate at a LOS F in the Sunday AM peak hour with the addition of site expansion traffic volumes added to the eastbound Coleridge Drive approach at this intersection. Further investigation of existing traffic volume peaking characteristics within the peak hour indicate that peak traffic volumes entering the vicinity of the Grace New Testament Church do not coincide with exiting volumes during the period between church services. In addition, further analysis of peak hour signal warrant thresholds with 2017 site expansion traffic volumes included shows that this intersection would not meet warrants for signalization. Maximum predicted queue lengths for the westbound approach are approximately two vehicles and total volumes (45 vehicles) are not excessive. Therefore, no mitigation is recommended for this intersection due to site expansion-related impacts.







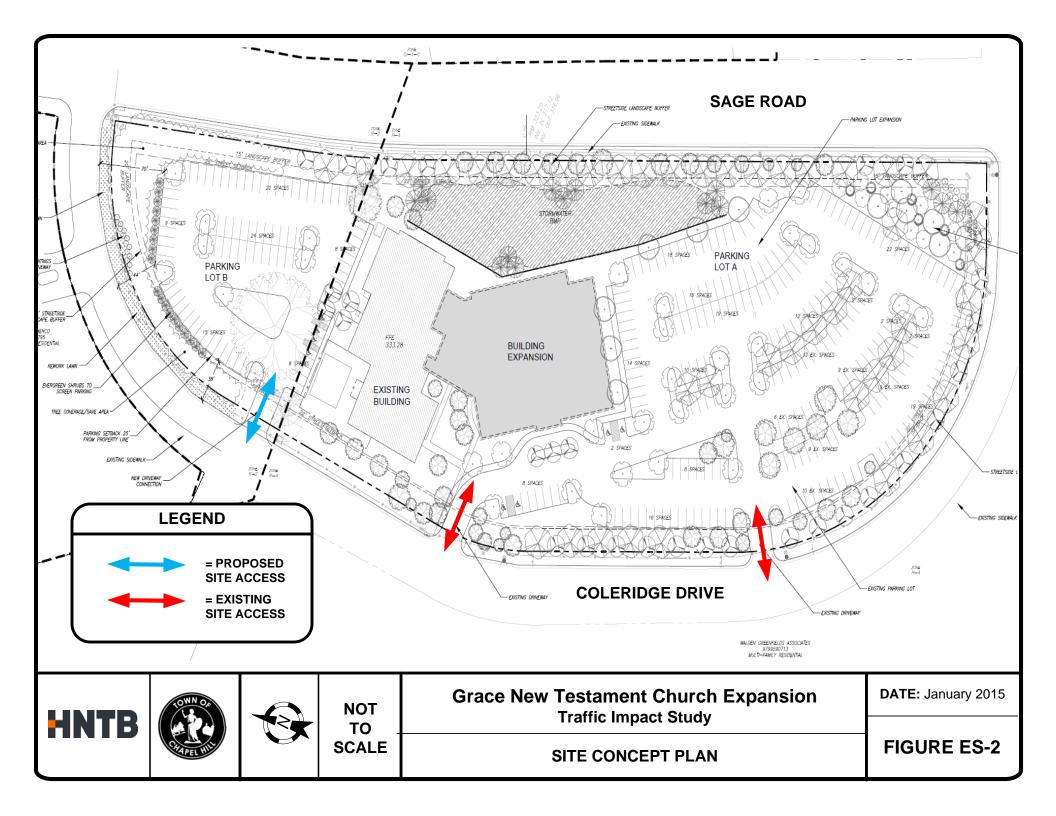


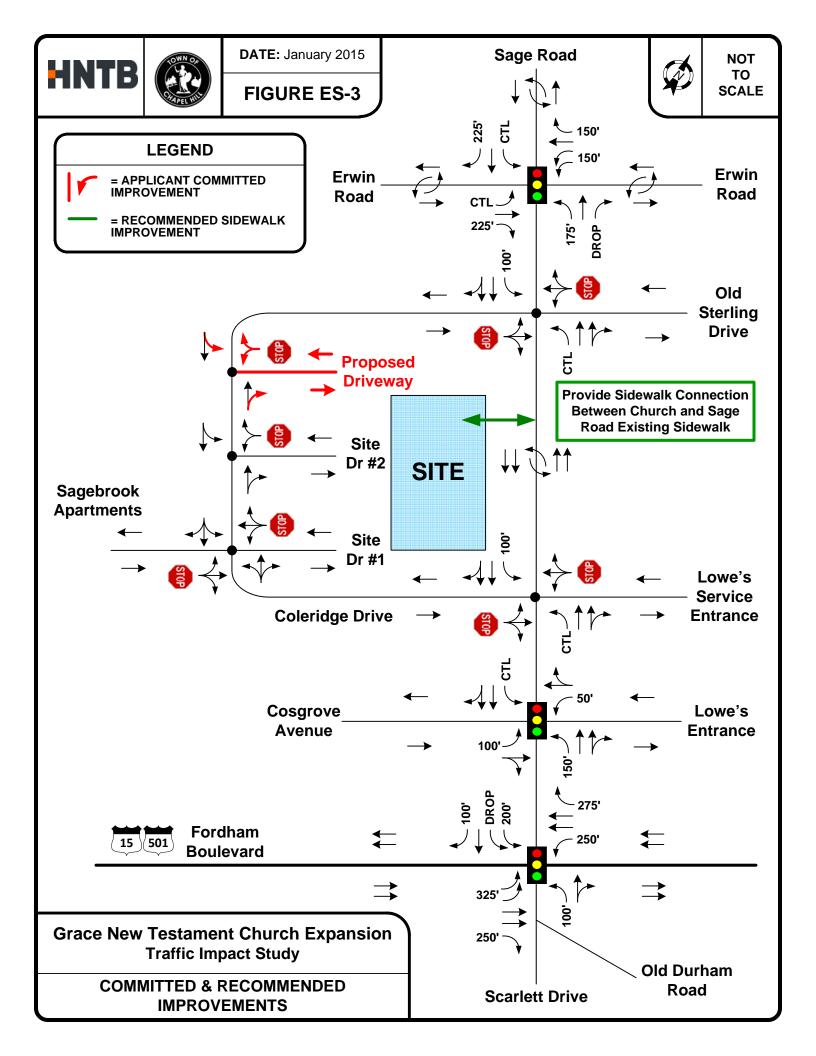
**Grace New Testament Church Expansion Traffic Impact Study** 

PROJECT STUDY AREA MAP

**DATE:** January 2015

FIGURE ES-1





BOOK 1693 PAGE 102

Rehunt: TOWN OF CHAPEL HILL 27 FEB 1998, at 12:53:55pm

306 NORTH COLUMBIA STREET CHAPEL HILL, NORTH CAROLINA 27516 Telephone (919) 968-2728

Book 1693, Page 102 - 105 Betty June Hayes, Register of Deeds, Orange County, N. C.

FILED

ORANGE COUNTY

NORTH CAROLINA

#### SPECIAL USE PERMIT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned property owner(s) Grace New Testament Church having applied to the Town of Chapel Hill for a Special Use Permit for the use and development of the property hereinafter described, the same was granted by the Town of Chapel Hill on May 8, 1995, the terms of which are as

NAME OF PROJECT: Grace New Testament Church

NAME OF DEVELOPER: Mr. Dan Jewell, Young Jewell and Associates

THIS PERMIT IS BEING RECORDED TO CORRRECT PERMIT RECORDED IN BOOK1393, DESCRIPTION OF PREMISE PAGE 536.

LOCATION: West side of Sage Road between the Coleridge Drive loop

TAX MAP REFERENCE: Chapel Hill Township Tax Map 27, Block B, Lot 7C

9890-50-3171 mass

#### DESCRIPTION OF DEVELOPMENT

GROSS LAND AREA: 298,373 square feet

OPEN SPACE: 268,873 square feet

NUMBER OF BUILDINGS: 1

LIVABILITY SPACE: 170,973 square feet

FLOOR AREA: 46,500 square feet

NUMBER OF PARKING SPACES: 237 spaces (up to 49 of the spaces off-site)

#### SPECIAL TERMS AND CONDITIONS

Development according to the Site Plan dated February 17, 1995 on file in the Chapel Hill Planning Department and according to the special terms and conditions set forth below:

#### Stipulations Specific to the Development

- 1. That construction begin by May 8, 1997 (two years from the date of Council approval) and be completed by May 8, 2005 (ten years from the date of Council approval).
- 2. That this site shall not be used for child daycare facilities, or elementary or secondary schools, as defined in the Town's Development Ordinance.
- 3. Combined Parking Requirement: That the applicant demonstrate to the Town Manager that the provisions of Article 14.6.3 regarding combined parking have been met prior to the issuance of a Zoning Compliance Permit.

#### Stipulations Related to State and Federal Government Approvals

4. State or Federal Approvals: That any required State or Federal permits or encroachment agreements 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.

#### Stipulations Related to Landscape Elements

Landscape Plan Approval: That a Type C buffer (minimum width 30') be provided along the Coleridge Road frontage; and a Type D buffer (minimum width 30') be provided along the Sage Road frontage.

That a detailed landscape plan, landscape maintenance plan, and lighting plan be approved by the Appearance Commission prior to issuance of a Zoning Compliance Permit.

#### Stipulations Related to Building Elevations

6. Building Elevations: That detailed building elevations be approved by the Appearance Commission prior to issuance of a Zoning Compliance Permit.

Grace New Testament Church Special Use Permit Page 2

#### Stipulations Related to Water, Sewer and Other Utilities

- <u>Utility/Lighting Plan Approval</u>: That the final utility and lighting plan be approved by the Orange Water and Sewer Authority, Duke Power, Cablevision, the Public Service Company, Southern Bell, and the Town Manager before issuance of a Zoning Compliance Permit.
- Fire Flow: That a fire flow report prepared by a registered professional engineer, showing that flows meet the minimum requirements of the Design Manual, be approved prior to issuance of a Zoning Compliance Permit

Miscellandous Stipulations

- Solid Waste Management Plan: That a said waste management plan, including a recycling plan and plan
  for management of construction debris, be approved by the Town Manager prior to the issuance of a
  Zoning Compliance Permit.
- 10. Detailed Plans: That final detailed site plan, grating plan, utility/lighting plans, stormwater management plan (with hydraulic calculations), landscape plan and landscape protection plan be approved by the Town Manager before issuance of a Zoning Compliance Permit, and that such plans conform to the plans approved by this application and demonstrate compliance with all applicable conditions and the design standards of the Development Ordinance and the Design Manual.
- Erosion Control: That a soil erosion and sedimentation control plan be approved by the Orange County
  Erosion Control Officer and the Town Manager before issuance of a Zoning Compliance Permit.
- Silt Control: That the applicant take appropriate measures to prevent and remove the deposit of wet or dry silt on nearby paved roadways.
- Continued Validity: That continued validity and effectiveness of this approval is expressly conditioned on the continued compliance with the plans and conditions listed above.

14. Non-severability: If any of the above conditions is held to be invalid, approval in its entirety shall be void.

4000 S

IN WITNESS WHEREOF, the Town of Chapel Hill its name as evidence of the issuance of sai property owners of the property above descr of their acceptance of said Special Use Per	d permit, and the undersigned bei	ng all of the
Town Clerk	The Town of Chapel Hyll for Ch	4 RDK
Owner		
Owner  ATTEST  Secretary  Secretary	CORPORATE NAME OF SYLLOW AND	Glurell, INC.
ORANGE COUNTY		NORTH CAROLINA
I, Diana D. Harris, a Notary P	ublic in and for said County and	State do
hereby certify that W. Calvin Horton	, Town Manager of the Town of	Chapel Hill,
and Peter M.J.Richardson, CMC, Town Clerk knows the corporate seal of the Town of Cha foregoing instrument is the corporate seal	, duly sworn says each for himsel	f that he
W. Calvin Horton , Town Manager o.	f said Town of Chapel Hill, and	
Poter M.J. Kichardson, CMC, Town Clerk for names thereto, that the corporate seal of the by virtue of a resolution of the Chapel Hill act and deed of the Town of Chapel Hill.	ne Town of Chapel Hill was affixe l Town Council, and that said ins	d therete all
IN WITNESS WHEREOF, I have hereunto semilimated that the semilimated the semilimated that the semilimated the semilimated that the semilimated the semilimated that the semilimated that the semilimated the semilimated the semilimated the semilimated the semilima	TAN Lava Harri	
DRANGE COUNTY	Notary Public  Notary Public  Scommission expires: 10-	-5-98
ORANGE COUNTY	OUN	NORTH CAROLINA

	certify that, a Notary Public in and for said State and County do hereby owners, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
	WITNESS my Hand and Notarial Seal, this day of, 19
	BOOK 1693 PAGE 105Notary Public
	My commission expires:
	ORANGE COUNTY NORTH CAROLINA
	THIS 36th day of filbruary, 1998, personally come before me,
	Donna Leigh Huskins , a Notary Public of Orange County, North Carolina,
	Brian Freswitt Rutf who being by me duly sworn, says that he knows the
	Tames M. Rukling, who is President of said corporation and he,
	Brian Presont Ruld , who is Secretary of said corporation, and saw the
yiu VII	President sign the foregoing instrument and he, the said Secretary, signed his name in attestation of the execution of said instrument in the presence of said President of said corporation.
	WITNESS my hand and Notarial Seal, this the Aloth day of February, 1948.
	DONNÁ LEIGH HASKINS  NOTARY PUBLIC  WITNESS my hand and Notarial Seal, this the Aloth day of February, 1998.  Ouxa Xeed Haskins  Notary Public
	DURHAM COUNTY, N.C  My Commission Expires July 9, 2000  My commission expires: July 9, 2000
	NORTH CAROLINA - ORANGE COUNTY  The foregoing certificate of Banna Leigh Haskins and Diana D.  Harris, No facies  are strate to be correct. Elled for registration
3	AND Son Materies) Public of the designated Governmental units in certified to be correct. Filed for registration
	this the
	in Record Book Page Page By: And Day lon
	Return: Assistant/Deputy Register of Deeds
/	

\*

