



Chapel Hill Cooperative Preschool

Application	Site Plan Review (SPR) Project #16-088	Special Use Permit (SUP) Project #17-086
Submittal Date	August 25, 2016	Concept Plan Application: 8/22/17 SUP Application: Not Submitted
Status <i>Refer to Reverse Side for Details</i>	Approved The Board of Adjustment upheld the Planning Commission's decision on 4/26/17 and added two conditions concerning parking and an enrollment cap.	Concept Plan Review This is the first step in the SUP application process. A formal SUP application can be submitted following Community Design Commission review of a Concept Plan.
Application Contents <i>Refer to Site Plan for Details</i>	<ul style="list-style-type: none"> Approved elements shown in grayscale: Preschool building Original parking lot other related elements (i.e. stormwater) 	<ul style="list-style-type: none"> Proposed new elements shown in color: Additional parking spaces (yellow) Additional land disturbance "LOD" (pink) Temporary drop-off spaces (blue)
Decision Body	Original Application: Planning Commission Appeal: Board of Adjustment	Town Council
Total Floor Area	9,000 square feet	9,000 square feet (Same as Approved Site Plan Review application)
Number of Parking Spaces	31 (The Minimum Number Stipulated by the Board of Adjustment)	45 (14 additional spaces compared to Approved Site Plan Review application)
Land Disturbance	39,942 square feet	50,150 square feet

What is a Site Plan Review (SPR)? A process for applications that propose less than 20,000 square feet of floor area, less than 40,000 square feet of land disturbance, and does not require rezoning. An SPR application is reviewed by staff and decided by the Planning Commission. Review and a decision on an SPR application must be based solely on its compliance with standards in Land Use Management Ordinance (LUMO) and Town Code.

What Qualifies an Application for a Site Plan Review? The Town is obligated to perform a review under this process according to the LUMO if an application stays under the thresholds for a Site Plan Review.

What is a Special Use Permit (SUP)? A quasi-judicial review process and decision by Town Council for applications that either exceed the thresholds described above, or require a rezoning. In order to approve a SUP application, the Town Council must make the four required findings of fact contained in section 4.5.2 of the LUMO. These findings concern both compliance with specific ordinance standards as well as more general policy considerations such as the effects of an application on the values of contiguous properties.

What is Staff's Role: Staff shares information on ordinance standards and policy considerations, reviews the application for compliance with the LUMO and Town Code, and produces a compliance report for residents, the applicant, advisory boards, and Town Council.

Timeframe

Site Plan Review

Project #16-088

Special Use Permit

Project #17-086

Fall 2016

Winter 16-17

Spring 2017

NOW

FUTURE

Site Plan Review Process (LUMO 4.7)

Appeal Process (LUMO 4.10)

August 25, 2016
Application Submitted

September—October 2016
Staff Review
Sep 21: Public Information Meeting

November 21, 2016
Revised Application Submitted

November—December 2016
Staff Write Compliance Report

Planning Commission Meetings:
January 17, 2017 Review
January 25, 2017 Approval

February 24, 2017
Appeal Application Filed

March 2, 2017
Community Meeting

April 26, 2017 Board of Adjustment
Upholds Planning Commission Decision and Adds Two Conditions

May 25, 2017 Pre-school Appeals Board of Adjustment's Decision to Add Two Conditions to Superior Court

Ruling by Orange County Superior Court

Final Plans Zoning Compliance Application and Review

Construction

KEY

- Town of Chapel Hill
- Preschool
- Appellants
- Completed Action
- Tonight's Meeting
- Future Action

February 20, 2017 Preschool Submits Letter to Town Council RE SUP to Allow 31-35 Parking Spaces

May 24, 2017 Preschool Submits Letter to Town Council RE SUP to Allow up to 47 Parking Spaces

June 11, 2017 Town Council waives SUP Review Fee

August 22, 2017
Concept Plan Application Submitted

September 12, 2017
Community Meeting

September 26, 2017
Concept Plan Review by CDC

SUP Application, Review by Staff, Advisory Board Recommendations, and Decision by Town Council

(If SUP Approved) Revise Final Plans to Include Additional Parking Spaces

Special Use Permit Process (LUMO 4.5)