



ADDITIONAL INFORMATION FOR THE CONDITIONAL ZONING APPLICATION FOR COLUMBIA STREET ANNEX

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TOWN OF CHAPEL HILL PLANNING DEPARTMENT
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UPDATES SINCE THE NOVEMBER 18 PUBLIC HEARING

Council requested additional information regarding the encroachment into the Resource Conservation District, traffic impacts, and safety concerns, and stormwater impacts.

Additional information has also been provided regarding:

1. Trip generation data for Merritt's store
2. Trip generation rate comparison, prepared by HNTB, comparing the 2014 proposal with the current proposal (*to be provided*)
3. Riparian stream buffers and stream classifications summary from the Town's Stormwater Division
4. NC 86/S. Columbia Street and Purefoy Road crash data
5. North/South Bus Rapid Transit plans
6. Columbia Street and Purefoy Road Intersection information
7. Revised Ordinance A added conditions:
 - Install street lighting along S. Columbia Street frontage
 - Provide crosswalks at the NC 86/Columbia St/US 15-501/54 ramp and provide a \$50,000 payment-in-lieu for traffic signal upgrades
 - Right turn on red restrictions
 - Analyze the current stream condition and provide improvements and repairs necessary to create a healthy stream
 - Removal of non-native invasive vegetation in the stream buffer and replant native woody materials
 - Determine Wildlife habitat enhancement recommendations and implement the recommendations
 - Permanently preserve and maintain the land to the west of the creek
 - Ensure on-going stream maintenance

Each of these items is discussed below:

1. Merritt's Store: A Council member requested information regarding the trip generation rates for Merritt's Store. The building is approximately 1,600 sf of interior space with a well-utilized outdoor patio area adding approximately 1,000 sf of space.

Using the Trip Generation Rate for Land Use Category 932 - High Turnover Sit-Down Restaurant Rate-based Method/AM-PM Peak Hour of Generator as per NCDOT guidelines.

Daily trips - 146 In/146 out = 292 total trips

AM Peak trip - 21 In/16 Out = 37 trips

PM Peak trip - 23 In/22 Out = 45 trips

(43% of these considered pass-by per ITE)

2. Trip Generation Rate Comparison: This report, prepared by Craig Scheffler with HNTB, provides a comparison between the original 2014 Traffic Impact Analysis and the current proposal.

3. Riparian Stream Buffers and Stream Classification Summary: Town Stormwater staff have prepared the attached report. The report details riparian buffer uses and widths. The charts below detail the impacts of the riparian buffers and the different zones of the buffers.

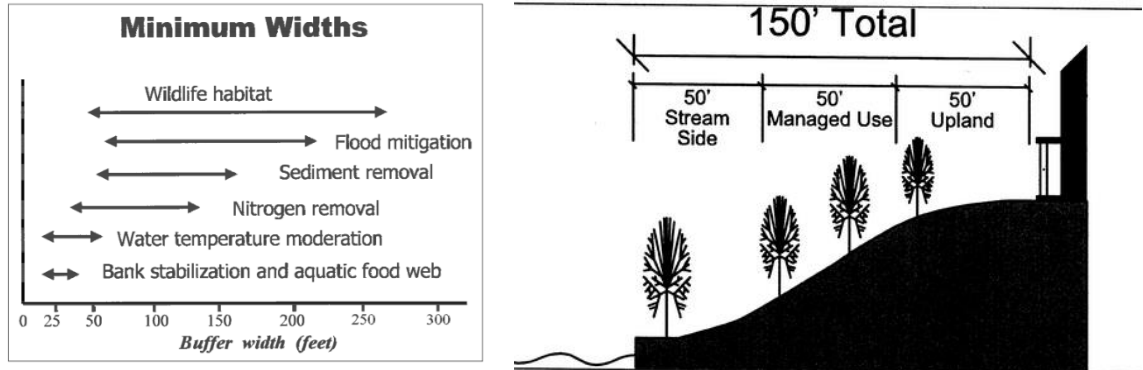


Figure 6-3. Range of minimum widths for meeting specific buffer objectives.

The project is also proposing land disturbance and impervious surfaces within the Resource Conservation District as shown in the table below. The highlighted boxes indicate exceeding the Land Use Management Ordinance standard:

RCD Zone	Total Area	Proposed Disturbance	Maximum Allowed Disturbance (LUMO)	Proposed Impervious	Maximum Impervious Allowed (LUMO)
Streamside	35,935 sf	2,210 sf 6.15%	7,187 sf 20%	0	3,594 sf 10%
Managed Use	38,618 sf	23,100 sf 59.8%	15,447 sf 40%	5,380 sf 13.9%	7,724 sf 20%
Upland	34,668 sf	18,300 sf 52.8%	13,867 sf 40%	13,650 sf 39.4%	6,934 sf 20%

4. NC 86/S. Columbia Street and Purefoy Road crash data: Five years of data have been provided and attached to this memorandum. During the period from December 2015 to present, 9 crashes have occurred at the intersection.
5. North/South Bus Rapid Transit plans: The 30% plans for the BRT are attached. Station locations are proposed south of the intersection with 15-501/South Columbia St/NC 54 ramps.
6. Columbia Street and Purefoy Road Intersection:
- Traffic Signal Control: A study was conducted by the TIA Consultant as part of the 2014 TIA and the intersection did not meet the required warrants for justification of a signal control. Staff has recently discussed this with NCDOT staff and will work to evaluate this intersection as part of the TIP Project at the ramp intersection.
 - Pedestrian Conflicts: Staff believes that the current layout proposed by the developer is probably the most practicable. During staff field review, staff observed an issue with sight distances turning from Purefoy Road either way onto S. Columbia Street that could be improved with the removal of some vegetation. Staff is coordinating with NCDOT and Town Landscaping staff to remove the vegetation. Visibility was good in both directions on the west side of S. Columbia Street where the driveway into the Columbia Street Annex project is proposed.

7. Revised Ordinance A added conditions:

11. Street Lighting: Prior to issuance of a Zoning Final Inspection, the developer shall install required street lighting along the frontage on South Columbia Street per NCDOT and Town standards. Review and approval of the proposed lighting shall be completed prior to issuance of a Zoning Compliance Permit.
12. Pedestrian Improvements: The developer shall provide a payment-in-lieu of \$50,000 to the Town prior to the issuance of Zoning Compliance Permit for two pedestrian crosswalks at the intersection of NC 86/S. Columbia Street and US 15-501/NC 54 Ramp. Town will upgrade the traffic signal with crosswalks/pedestrian signals in all approaches prior to the issuance of first Certificate of Occupancy to the Columbia Street Annex project.
15. Right Turn on Red Restrictions: If the pedestrian signals are activated, the signal design shall include a restricted right-turn on red movement subject to review and approval by the Town Manager and NCDOT prior to issuance of a Zoning Compliance Permit.
16. Stream Restoration: Prior to issuance of a Zoning Compliance Permit, the developer will engage a stream restoration engineer to analyze the current stream condition stream and enumerate needed enhancements and repairs to create a stable and healthy stream. All improvements shall be reviewed and approved by the Town Manager. The improvements shall provide riparian buffer restoration or enhancement to mitigate impacts proposed within the RCD buffer per the restoration or enhance requirement listed in Section 5.18.8 (e) (7) and Section 5.18.8 (e)(7)(F) of the Land Use Management Ordinance. Areas of channel degradation should be restored (degraded culverts in stream channel, fill placed in buffer, etc.). All stream improvements shall be completed prior to issuance of a Zoning Final Inspection.
17. Invasive Vegetation: The Developer shall remove non-native invasive vegetation from the stream buffer area and replant native woody material prior to issuance of a Zoning Final Inspection. Details of the proposed work shall be reviewed and approved prior to issuance of a Zoning Compliance Permit.
18. Wildlife Habitat Enhancement: The Developer shall hire a biologist to prepare a wildlife habitat enhancement recommendation for review and approval prior to issuance of a Zoning Compliance Permit. Any recommendations shall be implemented prior to issuance of a Zoning Final Inspection.
19. Preservation of Western property: The Homeowners' Association (HOA) will permanently preserve, prior to issuance of a Zoning Compliance Permit, and maintain forest west of the stream in a natural state with the exception of the stream and habitat enhancements previously described.
20. Stream Maintenance: The HOA will assure regular and ongoing stream maintenance. HOA documents shall include language to ensure continued stream maintenance.

Attachments:

1. [Trip Generation Comparison](#)
2. [Stormwater Riparian Buffer summary](#)
3. [NC 86 - Purefoy Crash Study](#)
4. [BRT 30% Plans](#)