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## ADDITIONAL INFORMATION FOR THE CONDITIONAL ZONING APPLICATION FOR COLUMBIA STREET ANNEX

March 24, 2021

TOWN OF CHAPEL HILL PLANNING DEPARTMENT  
Colleen Willger, Director  
Judy Johnson, Assistant Director  
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### UPDATES SINCE THE FEBRUARY 24 PUBLIC HEARING

Council requested additional conditions regarding the encroachment into the Resource Conservation District based on the presented changes to the site plan.

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: Prior to the issuance of Zoning Compliance Permit, the developer shall provide a payment-in-lieu of \$50,000 to the Town for two pedestrian crosswalks at the intersection of NC 86/S. Columbia Street and US 15-501/NC 54 Ramp. The 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:
  - a) 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 Resource Conservation District (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.
  - b) Stream restoration be provided in order to reduce nitrogen loading to less than or equal of the existing conditions nitrogen loading to the stream as computed by the SNAP tool.
  - c) The stream restoration should remove fill material along the entire length of stream within the boundaries of their property. Soil bioengineering techniques that prevent the prevents erosion of stream banks shall be considered in the design of the stream restoration.
  - d) The developer is responsible for obtaining 401/404 permit and any states permits prior to starting construction of the stream restoration.
  - e) The HOA will provide annual inspections of the stream restoration to the Town in addition to the annual inspection of the stormwater control measures on site.
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. The easement shall be recorded with the Orange County Register of Deeds.
  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. The easement shall be recorded with the Orange County Register of Deeds.
  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](#)