

RESOLUTION A
(Approving the Request)

A RESOLUTION APPROVING AN APPLICATION FOR SPECIAL USE PERMIT MODIFICATION FOR SIGNATURE HEALTH CARE OF CHAPEL HILL, 1602 E. FRANKLIN STREET (2021-X-X/R-)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Special Use Permit Modification application, proposed by Chuck Trimble, on behalf of Signature Healthcare, LLC, located at 1602 E. Franklin Street on property identified as Orange County Property Identifier Number 9799-14-1643, if developed according to the plans dated March 11, 2020 and the conditions below would:

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

STIPULATIONS SPECIFIC TO SIGNATURE HEALTHCARE

1. **Construction Deadlines:** That construction begin _____ (two years from date of approval) to be completed by _____ (four years from date of approval).
2. **Land Use Intensity:** This Special Use Permit Modification authorizes the following:

Use: Group Care Facility	
Gross Land Area	244,251 square feet
Total Floor Area Allowed	49,646 square feet
Maximum Vehicular Parking Spaces	82 spaces
Minimum Bicycle Parking Spaces	11 spaces: 20% Class I and 80% Class II
Total Impervious Surface Area Allowed	113,533 Sq. Ft.
Total Number Beds	108 beds
Land Disturbance	85,000 square feet

3. **Stormwater:** The stormwater design shall be revised at Final Plans if needed to meet stormwater requirements, based on new layout and impervious areas.
4. **Existing Permit:** The existing Special Use Permit Modification dated October 25, 2017 on file at the Town of Chapel Hill Planning Department which was recorded in the Orange County Registry of Deeds (Deed Book 6473, Page 256) remains in effect except as modified by these stipulations.

5. Continued Validity: Continued validity and effectiveness of this approval shall be expressly conditioned on the continued compliance with the plans and conditions listed above.
6. Non-Severability: If any of the above conditions is held to be invalid, approval in its entirety shall be void.

BE IT FURTHER RESOLVED by the Council of the Town of Chapel Hill that the Council approves the application for a Special Use Permit Modification for Signature Health Care of Chapel Hill at 1602 E. Franklin Street.

This the ____ day of ____, 2021.