

REVISED ORDINANCE A

(Rezoning from Residential-4 (R-4) and Neighborhood Commercial (NC) to Neighborhood Commercial-Conditional Zoning District (NC-CZD) and Office/Institutional-2-Conditional Zoning District (OI-2-CZD))

AN ORDINANCE AMENDING THE CHAPEL HILL ZONING ATLAS TO REZONE THE PROPERTY LOCATED AT 1200 AND 1204 MARTIN LUTHER KING JR. BLVD. TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL ZONING DISTRICT (NC-CZD) AND OFFICE/INSTITUTIONAL -2-CONDITIONAL ZONING DISTRICT (OI-2-CZD) (2021-02-24/O-1)

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning submitted by Jeremy Anderson of Coulter Jewell Thames, PA, on behalf of Stackhouse Properties, LLC, agent for Jones Estates Group, LLC, the owner of the property located at 1200 and 1204 Martin Luther King Jr. Blvd. and having Orange County Property Identifier Numbers 9789-29-7279 and 9789-39-2409, for which this application is made and finds that the amendment if enacted, is reasonable and in the public's interest and is warranted to achieve the purposes of the Comprehensive Plan, as explained by, but not limited to, the following goals of the Comprehensive Plan:

- A range of housing options for current and future residents (*Goal-Place for Everyone.3*)
- Balance and sustain finances by increasing revenues and decreasing expenses (*Goal-Community Prosperity and Engagement.1*)
- A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill's character for residents, visitors, and students. (*Goal-Good Places, New Spaces.5*)
- A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (*Goal Getting Around.2*)
- Protect, acquire, and maintain natural/undeveloped open spaces and historic sites in order to protect wildlife corridors, provide recreation, and ensure safe pedestrian and bicycle connections. (*Goal-Nurturing Our Community.3*)

WHEREAS, the application, if rezoned to Office/Institutional-2-Conditional Zoning District (OI-2-CZD) and Neighborhood Commercial-Conditional Zoning District (NC-CZD) according to the rezoning plan dated May 31, 2019, and last revised August 19, 2020, December 3, 2020, and February 17, 2021, would address the impacts reasonably expected to be generated by the development or use of the site and the conditions listed below:

- 1) Conform with the applicable provisions of the Land Use Management Ordinance and Town Code
- 2) Conform with the Comprehensive Plan
- 3) Be compatible with the adjoining uses
- 4) Mitigate impacts on surrounding properties and the Town as a whole
- 5) Be harmonious with existing and proposed built systems including utility infrastructure, transportation facilities, police and fire coverage, and other public services and facilities
- 6) Be harmonious with natural systems such as hydrology, topography, and other environmental constraints

MODIFICATIONS TO REGULATIONS

WHEREAS, the Town of Chapel Hill finds, in this particular case, that the proposed development with the following requested modifications to regulations satisfies public purposes to an equivalent or greater degree:

- 1. Section 6.23.4 – Self-storage facility, conditioned:** Modify the standards to allow Self-storage facilities, conditioned, to be an accessory use to a mobile home park on a zoning lot, and not on the same zoning lot as other office, commercial, and/or institutional uses permitted in the zoning district

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree as the proposal maintains 83 mobile homes (73 existing), naturally occurring affordable housing, on the site for fifteen (15) years.

- 2. Section 6.23.2 – Self-storage facility, conditioned:** Modify the standards to allow a Self-Storage facility, conditioned to be located across from an intersection, but not on a corner lot created by two intersecting streets.

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree as the proposal maintains 83 mobile homes (73 existing), naturally occurring affordable housing, on the site for fifteen (15) years.

- 3. Section 6.12(d) – Service station/convenience store:** Modify the spacing of driveways for a service station/convenience store as the existing facility was previously approved and permitted on the site.

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree by allowing the service station location to continue to operate and provide for economic opportunities.

- 4. Section 5.9.7, Minimum and maximum parking space requirements:** Modify the minimum parking standards based on the applicant's experience of other similar uses and require a minimum of 20 parking spaces.

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree, as based on the applicant's market experience of other facilities this facility would require 16-20 spaces during a peak period, by reducing the environmental impacts of the development.

- 5. Section 5.6.6 Required Buffers:** Modify the buffer standards to allow the existing vegetation and fence to provide buffers for the northern and eastern property lines.

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree by allowing the existing vegetation and fence to remain and provide buffering.

- 6. Section 7.3.2 Nonconforming Uses:** Modify the nonconforming uses standard to allow relocation of existing mobile homes on-site and addition of new mobile homes.

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree as allowing the existing mobile homes to be reconfigured on-site, providing opportunities to maintain diverse housing stock within the Town limits.

CONDITIONAL USES

BE IT ORDAINED by the Council of the Town of Chapel Hill that it finds, in this particular case, the proposed rezoning with the following uses, subject to the conditions below, satisfies the purposes of Neighborhood Commercial-Conditional Zoning District (NC-CZD) and Office/Institutional-2-Conditional Zoning District (OI-2-CZD).

BE IT FURTHER ORDAINED by the Council of the Town of Chapel Hill that the Chapel Hill Zoning Atlas be amended as follows:

SECTION I

The following Orange County parcels identified by Parcel Identifier Number (PIN) 9789-29-7279 and 9789-39-2409, described below, shall be rezoned to Neighborhood Commercial-Conditional Zoning District (NC-CZD) and Office/Institutional-2-Conditional Zoning District (OI-2-CZD):

New Parcel #1 Legal Description – Zone Neighborhood Commercial-Conditional Zoning District (NC-CZD):

beginning at a point on the eastern right of way of Martin Luther King Junior Boulevard; thence N78°20'52"E a distance of 257.93'; thence S11°20'49"E a distance of 265.36'; thence S78°39'11"W a distance of 259.39'; thence N11°37'00"W a distance of 67.56'; thence N11°37'20"W a distance of 30.00'; thence N11°37'20"W a distance of 51.55'; thence N11°06'20"W a distance of 93.87'; thence N06°31'20"W a distance of 21.08', which is the point of beginning, having an area of 68,739.55 square feet, or 1.578 acres plus one-half of the abutting Martin Luther King Junior Boulevard right-of-way.

New Parcel #2 Legal Description – Zone Office/Institutional-2-Conditional Zoning District (OI-2-CZD):

beginning at a point on the eastern right of way of Martin Luther King Junior Boulevard; thence N78°39'11"E a distance of 259.39'; thence N11°20'49"W a distance of 265.36'; thence N78°20'52"E a distance of 119.42'; thence S59°24'39"E a distance of 47.22'; thence S11°20'49"E a distance of 338.80'; thence S87°13'16"W a distance of 254.54'; thence S01°26'25"E a distance of 32.56'; thence N88°37'12"W a distance of 160.26'; thence N11°37'20"W a distance of 30.76'; thence N11°37'00"W a distance of 32.45', which is the point of beginning, having an area of 75,123.73 square feet, or 1.725 acres plus one-half of the abutting Martin Luther King Junior Boulevard right-of-way.

New Parcel #3 Legal Description – Zone Office/Institutional-2-Conditional Zoning District (OI-2-CZD):

beginning at a point on the eastern right of way of Martin Luther King Junior Boulevard; thence N79°38'47"E a distance of 352.29'; thence N85°55'23"E a distance of 446.13'; thence S79°36'38"E a distance of 277.05'; thence S18°22'41"W a distance of 679.83'; thence N88°37'12"W a distance of 603.58'; thence N01°26'25"W a distance of 32.56'; thence N87°13'16"E a distance of 254.54'; thence N11°20'49"W a distance of 338.80'; thence N59°24'39"W a distance of 47.22'; thence S78°20'52"W a distance of 377.35'; thence N06°31'20"W a distance of 77.82'; thence N04°22'27"W a distance of 183.88', which is the point of beginning, having an area of 462,379.49 square feet, or 10.615 acres plus one-half of the abutting Martin Luther King Junior Boulevard right-of-way.

SECTION II

BE IT FURTHER ORDAINED by the Council of the Town of Chapel Hill that the following conditions are hereby incorporated:

1. Construction Deadline: Construction shall begin by February 24, 2023 (two years from the date of approval) to be completed by February 24, 2025 (four years from the date of approval). [LUMO 4.5.5]
2. Consent to Conditions: This approval is not effective until all owners of the property provide written consent to the approval. Written consent must be provided within 10 days of enactment by the Town Council.
3. Land Use Intensity: This Conditional Zoning Atlas Amendment authorizes the following:

Land Use Intensity		
New Parcel #1 – Neighborhood Commercial– Conditional Zoning District (NC-CZD)	Permitted Use	Service station/convenience store
	Gross Land Area	81,920 sq. ft.
	Maximum Building Height	18 ft.
	Maximum Commercial Floor Area	5,000 sq. ft.
	Maximum Impervious Surface	56,904 sq. ft.
	Minimum Parking Spaces	14
	Maximum Parking Spaces	20
	Minimum Bicycle Parking Spaces	6
	Tree Canopy Coverage	30%
New Parcel #2 – Office/Institutional– 2–Conditional Zoning District (OI-2-CZD)	Permitted Use	Self-Storage Facility, Conditioned
	Gross Land Area	78,264 sq. ft.
	Maximum Building Height	38 ft.
	Maximum Commercial Floor Area	134,400 sq. ft.
	Maximum Impervious Surface	58,110 sq. ft.
	Minimum Parking Spaces	54 (Modification requested proposing minimum of 20)
	Maximum Parking Spaces	90
	Minimum Bicycle Parking Spaces	4
	Tree Canopy Coverage	30%
New Parcel #3 – Office/Institutional– 2–Conditional Zoning District (OI-2-CZD)	Permitted Uses	Manufactured home park
	Gross Land Area	475,460 sq. ft.
	Maximum dwelling units	83 dwelling units (mobile

		homes)
	Maximum Impervious Surface	164,493 sq. ft.
	Minimum Parking Spaces	83
	Maximum Parking Spaces	166
	Recreation Area	27,887 sq. ft.
	Tree Canopy Coverage	30%
Total Site	Number of Buildings	2 commercial, 83 dwelling units
	Gross Land Area	635,644 sq. ft.
	Maximum Commercial Floor Area	139,400 sq. ft.
	Maximum Height	34 ft. setback, 35 ft. core (FFE)
	Total Impervious Surface	279,516 sq. ft.
	Maximum Land Disturbance	247,779 sq. ft.
	Maximum Land Disturbance in RCD	Streamside Zone: 2,500 sq. ft. Managed Use Zone: 4,000 sq. ft. Upland Zone: 9,500 sq. ft.
	Maximum Parking Spaces	45 commercial, 98 residential
	Minimum Bicycle Parking Spaces	10 Spaces

4. Permitted Construction: This Conditional Zoning authorizes the construction or maintenance of two (2) commercial buildings and eighty-three (83) (seventy-three (73) existing) mobile home lots. Any additional future buildings and other new development would need to meet all applicable Town requirements and conditions.

5. Continued Existence of Mobile Home Park on Property: For fifteen (15) years from the date of the adoption hereof, the only permitted use of the portion of Property on which a mobile home park presently is located shall be for a mobile home Park, and such accessory uses as may be permitted from time to time by applicable law. During this fifteen (15) year period, no Tenant of the Park shall have their lease terminated or be asked to remove their mobile home from the Park, so long as their lease is not in default. If a Tenant defaults under the terms of their lease, the developer or its successors shall have all the rights and remedies available under the terms of any applicable lease, or other applicable law, to cause the removal of the Tenant or mobile home in question, and to pursue money damages and other remedies which may be permitted by law. For the purposes hereof the "Tenants" are the persons who from time to time, lease spaces in the mobile home Park from the developer or its successors, as landlord, for the purpose of locating manufactured homes to which they hold title. The developer and its successors shall use commercially reasonable efforts to maintain the occupancy of the mobile home park at full occupancy for the full fifteen (15) year period of this condition.

6. Accepting Local Mobile Homes: For a period of fifteen (15) years from the date of the adoption hereof, the developer and its successors shall notify the Town in writing by certified mail as well as by email, read receipt requested, addressed to the Town Manager, when a lot in the Park becomes available for a new mobile home. The Town then will have the right to make this fact known to then current residents of other existing mobile home parks within the jurisdiction of the Town. The developer and its successors shall hold any available lot for 60 days from the date on which the Town receives this notification to allow persons contacted by the Town an opportunity to apply to lease the lot. Nothing herein shall require the developer to lease a lot in the Park to any person who is not a Tenant on the date hereof, in accordance with the terms hereof.
7. Restricted Hours: Prior to Final Zoning Inspection, the developer shall install signs on the driveways to the rear of the self-storage building that say "Access to rear entrance permitted only between 8:00 a.m. to 10:00 p.m.", subject to Town Manager approval. These restricted hours shall only be applicable to the loading dock and the rear entrance to the self-storage building.
8. Jordan Buffer Variance: A minor variance for land disturbance in Zone 2 of the Jordan Buffer for construction of stormwater management is hereby approved, in accordance with the approved plans. Any land disturbance proposed in Zone 1 must be approved by the State of North Carolina.
9. Subdivision of Lots: All proposed new lots shall front or have direct access to a public street right-of-way, or a public-street easement, or private street easement that is built to Town standards. New lots fronting a private street easement must provide documentation that the lot has direct access to public right-of-way or public street easement. Review and approval of new subdivision lots shall be processed as an administrative approval of a minor subdivision or commercial subdivision during the Final Plan Review process.
10. Martin Luther King Jr. Blvd. Intersection Improvements: Prior to Final Zoning Inspection, the developer shall construct a right-in/right-out entrance north of the existing entrance, subject to NC Department of Transportation (NCDOT) and Town approval. Should the proposed Bus Rapid Transit (BRT) Station be located along the property frontage north of the traffic light, developer shall close the right-in entrance at their own expense, in a safe configuration that is acceptable to NCDOT and the Town. A note shall be added to any future plats or encroachment agreements that includes the language of this stipulation. Any sale or lease of the property will include the language of this stipulation.
11. Pedestrian Improvements: Pedestrian crosswalks shall be installed at both entrances on the northbound approach of Martin Luther King Jr. Blvd. prior to Final Zoning Inspection.
12. Transit Stop: Prior to Final Zoning Inspection, the developer shall provide a payment-in-lieu of \$15,000 for Bus Rapid Transit (BRT) stop improvements.
13. Multi-Use Path: As part of the Final Plans Zoning Compliance Permit, the developer shall work with the Town to identify an appropriate alignment of a multi-use path along Martin Luther King Jr. Blvd. associated with the North-South Bus Rapid Transit plan, and shall construct said path. Any minor changes to the site plan to accommodate this path may be approved administratively.

- 14. Playground: Prior to Final Zoning Inspection, the developer shall provide a playground in accordance with the size and location as shown on the approved plan set.
- 15. Landscape Bufferyards: The following landscape bufferyards shall be provided:

Location	Required Buffer
West	30' External Type "D"
South	20' Internal Type "C"
East	10' Internal Type "B" (Modified)
North	20' Internal Type "C" (Modified)

- 16. Landscaping within Right-of-Way: All landscaping within NCDOT right-of-way shall comply with the NCDOT Guidelines for Planting within Highway Right-of-way, including a Landscape Encroachment Agreement and private maintenance of landscaping in the right-of-way.
- 17. Demolition Plan: The Landscape Protection Plan shall be consistent with the Demolition Plan.
- 18. Solid Waste: Solid waste and mixed recycling (including corrugated cardboard) will be collected by a private waste contractor, once the new buildings are built and in service.
- 19. Stormwater Structures: No stormwater management structures are permitted in the rights-of-way or building setbacks. This includes the outlet structure and stabilization, any underdrains, side slopes, and the downgradient toe of french drains. Further, the discharge must be in a sheet flow condition.
- 20. Stormwater Control Measure: The proposed stormwater control measure for the site shall be designed to meet the current North Carolina Division of Environmental Quality Design Manual.
- 21. Building Height: Prior to issuance of a Certificate of Occupancy, a secondary fire apparatus access shall be reviewed and approved by the Town of Chapel Hill and NCDOT. Buildings exceeding 30 feet or three stories in height must have at least two means of fire apparatus access separated by at least one half the diagonal distance of the building. NC FPC 2012, D104.1, D104.3
- 22. Fence Between Storage Building and Homes: Prior to issuance of a Zoning Final Inspection for the storage building, the developer will construct a fence which complies with applicable Town codes but is not a chain link fence along the eastern edge of the proposed driveway directly behind the storage building.
- 23. Conversion to Annual Leases: Tenants who are Tenants of the existing mobile home park on the property as of the date of enactment of this Ordinance shall be given the option by the developer or its successors, in writing by certified mail as well as by email, read receipt requested, to convert their present monthly leases to annual leases within 60 days of the date hereof, and they shall have 60 days from the date on which they receive this written option to accept or decline this option. If a Tenant fails to respond within 60 days from the date of receipt, then they shall be deemed to have declined the option to convert their lease to an annual lease.
- 24. Market Rate Protection for Tenants: In January of 2025, January of 2029, and January

of 2033, the developer or its successors shall retain a NC licensed real estate broker (the "Expert") with professional expertise in mobile home parks to survey mobile home park rents in the greater Raleigh and Charlotte markets. Within 60 days of being retained, the Expert will confirm in writing to the developer or its successors, with a copy sent in writing by certified U.S mail, return receipt requested to the Town Manager, whether the lot rent rates at the Park are within 15 percent of the rental rate charged by comparable mobile home parks in the greater Raleigh and Charlotte markets. If the Expert determines that rents at the Park are more than 15 percent higher than those at comparable mobile home parks in the Raleigh and Charlotte Markets, the developer or its successors, shall reduce the rental rates charged to persons who are Tenants on the date the rent rates are reduced, until they are within 15 percent of the rates charged by those comparable mobile home parks within 30 days of the date on which it receives the expert report.

25. Restrictive Covenants: Developer shall cause a Declaration of Restrictive Covenants to be recorded in the office of the Orange County Register of Deeds, creating rights in the Tenants of the Mobile Home Park to enforce conditions 5, 6, 23, and 24 directly, within seven (7) days of the enactment of this Ordinance and prior to written consent of approval.
26. Displacement Mitigation Plan: Two years prior to the involuntary displacement of any mobile home park resident due to a reduction in the number of home sites in the mobile home park shown on the site plan dated May 31, 2019, and last revised August 19, 2020, December 3, 2020, and February 17, 2021, the property owner or developer shall provide to the Town Manager a Displacement Mitigation Plan that includes strategies and tactics for relocating existing mobile home park residents. The Plan shall outline in detail the timeline for relocation and what services and resources will be provided to existing residents to aid in relocation. The Town Manager will evaluate such Plan and no relocation of existing residents shall occur until the Town Manager approves such Plan. The Town Manager has six months from the date the Plan is submitted to evaluate and approve the Displacement Mitigation Plan. Otherwise, the Plan is deemed approved.
27. Cross Access Easement: Prior to the issuance of a Zoning Compliance Permit, the developer shall record a public pedestrian, bicycle, and motorized vehicle cross-access easements across the three proposed parcels, providing access to the manufactured home park, the self-storage facility, conditioned, and the service station/convenience store. Notes to this effect shall be placed on the final plans. Details to be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
28. Manufactured Home Park Lot Layout: Prior to issuance of Zoning Compliance Permit, the developer shall provide details for review and approval by the Town Manager for the additional mobile home lots. The additional eight (8) lots shall be located outside of the Resource Conservation District, with no additional impervious surface or land disturbance than provided in this Ordinance.
29. Short Term Rental Use Prohibited: Short term rental use of the manufactured home park is prohibited.

TOWN OF CHAPEL HILL – CONDITIONAL ZONING STANDARD STIPULATIONS

The following standard stipulations are supplemental to site-specific conditions as set by Town Council-approved resolution. Unless modified by the site-specific conditions noted above, these standards apply to all development permitted by Conditional Zoning.

Access

30. Accessibility Requirements: Prior to issuance of a Certificate of Occupancy, the developer shall provide the minimum required handicapped infrastructure according to the Americans with Disabilities Act and associated codes and standards.

Transportation

31. Transportation Management Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall submit a Transportation Management Plan, subject to Town Manager approval. The Transportation Management Plan shall include monitoring of electric vehicle parking spaces usage. [LUMO 4.5.2]
32. Bicycle Parking: Prior to issuance of a Zoning Compliance Permit, the developer shall provide dimensioned details that comply with the Town parking standards for required and/or proposed bicycle parking spaces. Bicycle parking spaces should be placed near building entrances. The spaces must comply with the Spring 2010 Association of Pedestrian and Bicycle Professionals Guidelines and the Class I and Class II bicycle parking standards required by the Town Design Manual. [LUMO 4.5.2]
33. Parking Lot: Any newly proposed parking lots, including additions to existing parking lots, shall be constructed to Town standards for dimensions and pavement design. [LUMO 5.9.5]
34. Parking Lot Landscape and Screening: The parking lot landscape design shall adhere to the standards of the Chapel Hill Land Use Management Ordinance. [LUMO 5.9.6]
35. Lighting: Prior to issuance of a Zoning Compliance Permit, the developer shall design and install street lighting along the site frontage. Design and construction details must be approved by the Town Manager and the North Carolina Department of Transportation (NCDOT).
36. Driveway Permit: The developer must obtain an approved driveway permit and/or encroachment agreement(s) prior to beginning any proposed work within the NCDOT right-of-way. As a condition of the permit, the permittee shall be responsible for the design and construction of stipulated improvements in accordance with NCDOT requirements. An approved permit will be issued upon receipt of approved roadway and signal construction plans, inspection fees, and any necessary performance and indemnity bonds.
37. Pavement Markings: Any pavement markings proposed within the public street rights-of-way shall be long life thermoplastic. Pavement markers shall be installed if they previously existed on the roadways.
38. Off-Site Construction Easements: Prior to any development associated land disturbance on abutting properties, the developer shall provide documentation of approval from the affected property owner(s). [LUMO 5.8.1]

39. Sight Distance Triangles: Prior to issuance of a Certificate of Occupancy, the developer shall provide the Town of Chapel Hill with standard sight distance triangles at the proposed driveway locations. [Town Design Manual]
40. Low Vision Design Features: Any proposed pedestrian facilities should incorporate low vision design features as feasible. [LUMO 4.5.2]
41. Repairs in Public Right-of-Way: Prior to issuance of a Certificate of Occupancy, the developer shall repair all damage for work in the public right-of-way related to the construction of this project, which may include pavement milling and overlay. The design of such repairs must be reviewed and approved by the Town Manager and NCDOT prior to issuance of a Zoning Compliance Permit. [Town Code 17-40]
42. Street Closure Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall provide a street closure plan, subject to Town Manager and NCDOT approval, for any work requiring street, sidewalk, or lane closure(s). [Town Code 21-7.1]
43. Work Zone Traffic Control Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall provide a Work Zone Traffic Control Plan and a Construction Management Plan for approval by the Town Manager and NCDOT. The Work Zone Traffic Control Plan shall comply with the U.S. Department of Transportation Manual on Uniform Traffic Control Devices. The Construction Management Plan shall provide staging, construction worker parking, construction vehicle routes, and hours of construction. [Town Code 17-47]

Landscaping and Building Elevations

44. Invasive Exotic Vegetation: Prior to issuance of a Zoning Compliance Permit, the developer shall identify on the planting plan any known invasive exotic species of vegetation, as defined by the Southeast Exotic Pest Plant Council (SE-EPPC), and provide notes indicating removal of these species from the landscape buffer areas prior to planting. [Town Design Manual]
45. Alternate Buffer: Prior to issuance of a Zoning Compliance Permit, review shall be required from the Community Design Commission for any proposed alternate buffer. [LUMO 5.6.8]
46. Landscape Protection: Prior to issuance of a Zoning Compliance Permit, a detailed Landscape Protection Plan shall be approved. The plan shall include a complete and currently updated tree survey showing critical root zones of all rare and specimen trees and labeled according to size and species. The plan shall also indicate which trees will be removed and which will remain. The plan shall also include standard notes, fencing details, and location of fencing. [LUMO 5.7.3]
47. Tree Protection Fencing: Prior to issuance of a Zoning Compliance Permit, the developer shall provide a detail of a tree protection fence and a note on the Final Plans indicating that tree protection fencing will be installed prior to land-disturbing activity on the site. The plans shall include continuous tree protection fencing around construction limits and indicated construction parking and materials staging/storage areas, and Town standard landscaping protection notes, subject to Town Manager approval. [LUMO 5.7.3]

48. Landscape Planting Plan: 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. [LUMO 4.5.3]
49. Tree Canopy: A minimum of tree canopy coverage shall be provided through a combination of retained and replanted trees, unless a modification to regulations is approved. Calculations demonstrating compliance with Chapel Hill Land Use Management Ordinance Section 5.7.2 shall be included. [LUMO 5.7.2]
50. Retaining Wall Construction: If applicable, the final design and location of all retaining walls shall be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
51. Demolition Plan: Prior to beginning any proposed demolition activity, the developer must obtain demolition permits from both the Planning and Inspections departments. While the demolition component may be submitted to Planning in tandem with the Zoning Compliance Permit for new construction, a separate stand-alone demolition permit shall be issued prior to an Inspection's Demolition permit. Further, prior to the issuance of a demolition permit for all existing structures 500 square feet or larger, Orange County Solid Waste staff shall conduct a deconstruction assessment pursuant to the County's Regulated Recyclable Materials Ordinance (RRMO).
52. Lighting Plan Approval: Prior to issuance of a Zoning Compliance Permit, the Community Design Commission shall review a lighting plan and shall take additional care during review to ensure that the proposed lighting plan will minimize upward light pollution and off-site spillage of light. [LUMO 8.5.5]
53. Community Design Commission: The CDC shall review and approve building elevations and site lighting prior to issuance of a Zoning Compliance Permit. Building elevation review and site lighting shall be complete within 2 meetings of an accepted application for final plans. The commission shall also approve any alternate buffer request prior to issuance of a Zoning Compliance Permit.

Environment

54. Stormwater Management Plan: Development projects must comply with *Section 5.4 Stormwater Management* of the Chapel Hill Land Use Management Ordinance. [LUMO 5.4]
55. Phasing Plan: If phasing of the project is proposed, then the developer shall provide a Phasing Plan as part of the Zoning Compliance Permit. The Phasing Plan also shall detail which public improvements and stormwater management structures will be completed in each phase prior to requesting a Certificate of Occupancy. Construction for any phase shall not begin until all public improvements in previous phases have been completed, and a note to this effect shall be provided on the final plans. [LUMO 4.5.3]
56. Erosion Control Bond: If one acre or more is to be uncovered by land-disturbing activities for the 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. [Town Code 5-98]
57. Sediment Control: The developer shall take appropriate measures to prevent and remove the deposit of wet or dry sediments on adjacent roadways. [Town Code 5-86]

58. Erosion Control Inspections: In addition to the requirement during construction for inspection after every rainfall, the developer 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. [Orange County Erosion Control]
59. Erosion Control: The developer shall provide a copy of the approved erosion and sediment control permit from Orange County Erosion Control Division prior to receiving a Zoning Compliance Permit. During the construction phase, additional erosion and sediment controls may be required if the proposed measures do not contain the sediment. Sediment leaving the property is a violation of the Town's Erosion and Sediment Control Ordinance. [Town Code 5-98]
60. Stormwater Control Measure: The proposed stormwater control measures for the site shall be designed to meet the current North Carolina Division of Environmental Quality Design Manual and Town of Chapel Hill Public Works Engineering Design Manual. [LUMO 5.4.3]
61. Storm Drain Inlets: The developer shall provide pre-cast inlet hoods and covers stating, "Dump No Waste! Drains to Jordan Lake", in accordance with the specifications of the Town Standard Detail SD-4A, SD-5A, SD-5C include all applicable details, for all new inlets for private, Town and State rights-of-way. [Town of Chapel Hill Design Manual]
62. On-Site/Adjacent Stormwater Features: The final plans shall locate and identify existing site conditions, including all on-site and adjacent stormwater drainage features, prior to issuance of a Zoning Compliance Permit. The final plans must provide proper inlet protection for the stormwater drainage inlets on or adjacent to the site to ensure the stormwater drainage system will not be obstructed with construction debris. [Town of Chapel Hill Design Manual]
63. Repair/Replacement of Damaged Stormwater Infrastructure: Existing stormwater infrastructure that is damaged as a result of the project demolition or construction must be repaired or replaced, as specified by the Stormwater Management Engineer, prior to requesting a Certificate of Occupancy. [Town of Chapel Hill Design Manual]
64. Performance Guarantee: A performance and maintenance guarantee in an amount satisfiable to the Town Manager shall be provided to meet the requirement of Section 4.9.3 of the Land Use Management Ordinance prior to the approval of Constructional plans. The performance guarantees and maintenance guarantees shall be satisfactory as to their form and manner of execution, and as to the sufficiency of their amount in securing the satisfactory construction, installation, or maintenance of the required stormwater control measure. The performance surety shall be an amount equal to one hundred and twenty-five percent (125%) of the total cost of uncompleted stormwater control measure(s) and conveyances prior to final plat recordation. The total cost of the storm water control measure(s) and conveyance(s) shall include the value of all materials, piping and other structures, seeding and soil stabilization, design and engineering, grading, excavation, fill, and other work. The applicant shall submit unit cost information pertaining to all storm water control measure(s) and/or bids from the grading contractor hired to perform the work and any change orders related thereto as a method to determine the basis for cost of the work. The final cost determination shall be made by the Stormwater Management Division, taking into consideration any additional

costs as deemed necessary for completion of the stormwater control measure(s) and conveyance(s).

Upon completion of the storm water control measures(s) and other improvements and acceptance by the Town after final site inspection, the one hundred and twenty-five percent (125%) of the performance surety shall be released to the developer and a maintenance bond in an amount of twenty-five (25) percent of the construction cost estimate shall be submitted by the developer prior to the issuance of certificate of occupancy. No sooner than one year after the recording date of the deed(s), easements and maintenance agreement, the owner may request release of the remainder of the maintenance bond. Upon request by the owner, the Stormwater Management Division shall inspect the storm water control structure(s) to determine that the storm water measure(s) are performing as required by this Ordinance. The Stormwater Management Division, upon determining that the storm water control(s) are performing as required by this Ordinance, and after any repairs to the storm water control structure(s) are made by the owner, shall release the remaining maintenance bond. [LUMO 4.9.3]

65. Energy Efficiency: Prior to issuance of a Zoning Compliance Permit, an energy efficiency plan shall incorporate a "20 percent more energy efficient" feature relative to the 90.1 energy efficiency standard of the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE), as amended and in effect at the time of Special Use Permit issuance. Comparable standards generally recognized as applicable to building energy consumption, as amended and in effect at the time of building permit issuance, may be used by the applicant when incorporating the "20 percent more energy efficient" feature into the final plans. An energy model should be used to demonstrate that the design will meet the aforementioned energy performance target. [Town Policy April 2007]

66. Energy Management Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall submit an Energy Management Plan (EMP) for Town approval. The plan shall: a) consider utilizing sustainable energy, currently defined as solar, wind, geothermal, biofuels, hydroelectric power; b) consider purchase of carbon offset credits and green power production through coordination with the NC GreenPower program; c) provide for 20 percent more efficiency that also ensures indoor air quality and adequate access to natural lighting, and allows for the proposed utilization of sustainable energy in the project; and (d) if requested, provide for the property owner to report to the Town of Chapel Hill the actual energy performance of the plan, as implemented, during the period ending one year after occupancy. [Town Policy April 2007]

Recreation

67. Recreation Space (Multi-Family): A minimum of 25 percent of the required Recreation Space for the project shall be provided in the form of a payment in lieu. The payment in lieu shall be paid prior to the issuance of a Zoning Compliance Permit.

68. Recreation Area (Subdivision): A minimum of 25 percent of the required Recreation Area for the project shall be provided in the form of a payment in lieu. The payment in lieu shall be paid prior to the issuance of a Zoning Compliance Permit.

Water, Sewer, and Other Utilities

69. Utility/Lighting Plan Approval: The final utility/lighting plan shall be approved by Orange Water and Sewer Authority (OWASA), Duke Energy Company, other applicable local

utility service providers, and the Town Manager before issuance of a Zoning Compliance Permit. The developer 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. [LUMO 4.5.3]

70. Lighting Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall submit site plans, sealed by a Professional Engineer, for Town Manager approval, as well as 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 demonstrating compliance with Town standards. [LUMO 5.11]
71. Water/Sewer Line Construction: All public water and sewer plans shall be approved by and constructed according to OWASA 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. [LUMO 5.12.1]
72. OWASA Approval: Prior to issuance of a Zoning Compliance Permit, any easement plats and documentation as required by OWASA and the Town Manager shall be recorded. [LUMO 5.12]
73. Irrigation: If permanent irrigation is proposed to support landscaping, an irrigation plan shall be submitted which includes the use of smart technologies to conserve water and energy.

Fire Safety for Commercial Structures

74. Fire Sprinklers: The developer shall install sprinklers under the North Carolina Fire Protection Code (NC FPC) prior to issuance of a Certificate of Occupancy. Prior to issuance of a Zoning Compliance Permit, the plans shall show all proposed fire department connections to such systems. [TOWN CODE 7-56]
75. Gates and Barricades: Where required or authorized by the fire code official and permanent or temporary (construction), any gates across fire apparatus access roads shall be a minimum width of 20 feet, be of swinging or sliding type, have an emergency means of operation, shall be openable by either forcible entry or keyed, capable of being operated by one person, and shall be installed and maintained according to UL 325 and ASTM F 2200. [NC FPC 2018, 503.5, 503.6, D103.5]
76. Grade and Approach: Fire apparatus access roads shall not exceed 10 percent in grade unless approved by the fire chief, and all approach and departure angles shall be within the limits established based on the Fire Department's apparatus. [NC FPC -2018, 503.2.7, 503.2.8 and D103.2]
77. Fire Protection and Utility Plan: A fire flow report for hydrants within 500 feet of each building shall be provided and demonstrate the calculated gallons per minute with a residual pressure of 20 pounds per square inch. The calculations should be sealed by a professional engineer licensed in the State of North Carolina and accompanied by a water supply flow test conducted within one year of the submittal. Refer to the Town Design Manual for required gallons per minute.

78. Fire Department Connections and Standpipes: When the building being constructed requires standpipes, a temporary standpipe connection will be constructed with ready Fire Department Access when the building is not more than 40 feet in height. Such standpipes shall provide usable connections adjacent to the stairs and shall continue with building progression always being not more than one floor below the highest floor of the building. [NC FPC 912 & NC FPC 2018 3313]
79. Fire Command Center: Where required in the North Carolina Fire Protection Code and in all high rise buildings, a fire command center must be constructed in accordance with Section 508, NC FPC 2018.
80. Aerials: Where a building exceeds 30 feet in height OR 3 stories above the lowest level of Fire Department Access, overhead power and utility lines shall not be allowed within the aerial apparatus access roadway and the roadway shall have an unobstructed width of 26 feet exclusive of the shoulders. At least one of the apparatus access roadways shall be located within a minimum of 15 feet and maximum of 30 feet from one complete side of the building. [NC FPC 2018 D105.1, D105.2, D105.3, D105.4]
81. Fire Apparatus Access Road: 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 80,000 lbs. Fire apparatus access roads shall have a minimum width of 20 feet exclusive of shoulders with an overhead clearance of at least 13 feet 6 inches for structures not exceeding 30 feet in height and shall provide access to within 150 feet of all exterior portions of the building. Structures exceeding 30 feet in height shall be provided with an aerial apparatus access road 26 feet 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 feet and not more than 30 feet from the structure parallel to one entire side of the structure. [NC FPC 2018 502.1, 503.1.1, 503.2.1, D102.1 SECOND ACCESS DEPENDENT UPON NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVAL]
82. Dead End Access Roads: Dead end fire apparatus access roads exceeding 150 feet shall have a designated turn around. The turnaround shall meet one of the design standards of NC FPC 2018, Appendix D table D 103.4.
83. Building Height: Buildings exceeding 30 feet or three stories in height must have at least two means of fire apparatus access separated by at least one half the diagonal distance of the building. [NC FPC 2018, D104.1, D104.3 DEPENDENT UPON NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVAL]
84. Fire Access: Prior to issuance of a Certificate of Occupancy, fire access shall be reviewed and approved by the Town of Chapel Hill.
85. Fire Apparatus Access Road Authority: The fire code official shall have the authority to increase the minimum access widths where they are deemed inadequate for fire and rescue operations. [NC FPC 2018 503.2.2]
86. Hydrants Active: The developer 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. Fire protection systems shall be installed

according to Town Ordinance, the NC Fire Protection Code, and National Fire Protection Association Standard #13. [NC Fire Protection Code 2018 Section 501.1 & 3312]

87. Fire Hydrant and FDC Locations: 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. [NC FPC 2018 Section 501.5.1.1]
88. Firefighting Access During Construction: 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. [NC FPC 2018, Section 3310.1]
89. Premise Identification: Approved building address numbers, placed in a position acceptable to the fire code official, shall be required on all new buildings. [NC FPC 2018, 505.1]
90. Key Boxes: Where required by the fire code official, a secure key box, mounted on the address side of the building, near the main entrance, shall be provided to ensure adequate access to the building based on life safety and/or fire protection needs. [NC FPC 2018, 506]
91. Automatic Fire Sprinkler System Required: An automatic fire sprinkler system meeting the requirements of NFPA Standard #13 and Town Code 7-56 is required to be installed in non-residential construction.
92. Fire Department Connections, Locations: Any required FDCs for any buildings shall meet the design and installation requirements for the current, approved edition of NFPA 13, 13D, 13R, or 14 of the NC FPC 2018 and Town Code 7-38 for location. FDCs shall be installed within 100 feet of a hydrant or unless otherwise approved by the fire code official and shall not be obstructed or hindered by parking or landscaping. FDCs shall be equipped with National Standard Thread (NST) and be a 2.5" siamese.
93. Fire Department Connections, Installation: A working space of not less than 36 inches in width and depth and a working space of 78 inches in height shall be provided on all sides with the exception of wall mounted FDCs unless otherwise approved by the fire code official. The FDCs where required must be physically protected from impacts by an approved barrier. [NC FPC 2018, 912.1, 912.2 912.2.1, 312]
94. Fire Apparatus Access for Chapel Hill Fire Department: All fire department access determinations shall be based upon Chapel Hill Fire Department apparatus specifications (data specifications provided by Office of the Fire Marshal/Life Safety Division) and field verification. All proposed fire department access designs shall be reviewed and shall also pass field inspection.
95. Fire Flow Report: The Final Plan application shall include a fire flow report sealed by an Engineer registered in the State of North Carolina. An OWASA flow test must be provided with the report. Fire flow shall meet the 20 psi or exceed the requirements set forth in the Town Design Manual. The Fire Flow Report shall be reviewed and approved

by the Town Manager prior to issuance of a Zoning Compliance Permit. [Town Design Manual]

96. Fire Lane: Prior to issuance of a Certificate of Occupancy, any fire lane shall be marked and signed in accordance with Town standards, with the associated plans approved by the Town Manager prior to issuance of a Zoning Compliance Permit. [NC FPC, Sections 2018 503.3, D103.6, D103.6.1, D103.2]
97. Emergency Responder Radio Coverage in New Buildings: All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. [NC FPC 2018 Section 510.1]

Solid Waste Management and Recycling

98. Solid Waste Management Plan: 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 and Orange County Solid Waste (OCSW). 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. If a refuse compactor is proposed or if the collection enclosure is not accessible by Town vehicles, the developer shall provide documentation of an agreement for solid waste collection by a private provider prior to issuance of a Zoning Compliance Permit. [Orange County Solid Waste]
99. Construction Waste: Clean wood waste, scrap metal and corrugated cardboard (Regulated Recyclable Materials), all present in construction waste, must be recycled. All haulers of construction waste containing Regulated Recyclable Materials must be properly licensed with Orange County Solid Waste. The developer shall provide the name of the permitted waste disposal facility to which any land clearing or demolition waste will be delivered. [Orange County Solid Waste]
100. Deconstruction Assessment: For any existing structure 500 square feet or larger a deconstruction assessment shall be conducted by OCSW staff prior to the issuance of a demolition permit pursuant to the County's Regulated Recyclable Materials Ordinance (RRMO). Prior to any demolition or construction activity on the site, the developer shall hold a pre-demolition/pre-construction conference with Solid Waste staff. This may be held at the same pre-construction meeting held with other development/enforcement officials.

State and Federal Approvals

101. State or Federal Approvals: 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. [NC State; Federal Permits]
102. 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. [NC Department of Transportation]

Miscellaneous

103. Construction Management Plan: A Construction Management Plan shall 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. [Town Design Manual Chapter 10]
104. Traffic and Pedestrian Control Plan: The developer 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 developer must apply to the Town Manager for a lane or street closure permit. [Town Code 17-42]
105. Construction Sign Required: The developer 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. The sign shall be non-illuminated, and shall consist of light letters on a dark background. Prior to the issuance of a Zoning Compliance Permit, a detail of the sign shall be reviewed and approved by the Town Manager. [LUMO 5.14.4]
106. Schools Adequate Public Facilities Ordinance: If applicable, the developer shall provide the necessary Certificates of Adequacy of Public Schools or an exemption prior to issuance of a Zoning Compliance Permit. [LUMO 5.16]
107. Open Burning: The open burning of trees, limbs, stumps, and construction debris associated with site development is prohibited. [Town Code 7-7]
108. Detailed Plans: 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 Chapel Hill Land Use Management Ordinance and the Design Manual. [LUMO 4.5.3]
109. Certificates of Occupancy: No Certificates of Occupancy shall be issued until all required public improvements are complete. A note to this effect shall be placed on the final plats.

If the Town Manager approves a phasing plan, no Certificates of Occupancy shall be issued for a phase until all required public improvements for that phase are complete, and no Building Permits for any phase shall be issued until all public improvements

required in previous phases are completed to a point adjacent to the new phase. A note to this effect shall be placed on the final plats.

110. Traffic Signs: The developer shall be responsible for placement and maintenance of temporary regulatory signs before issuance of any Certificates of Occupancy.
111. New Street Names and Numbers: The name of the development and its streets and house/building numbers shall be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
112. As-Built Plans: Prior to the issuance of a Certificate of Occupancy, the developer 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. [Town Design Manual Chapter 10]
113. Vested Right: Approval of a Conditional Zoning District and the associated district-specific plan constitutes a site specific development plan establishing a vested right. During the period of vesting, this permit may be subject to subsequent changes to Town regulations to the extent such regulations have been enacted under authority other than the Town's zoning authority.
114. Continued Validity: Continued validity and effectiveness of this approval shall be expressly conditioned on the continued compliance with the plans and conditions listed above.
115. Non-Severability: If any of the above conditions is held to be invalid, approval in its entirety shall be void.
116. Not-Comprehensive: The listing of these standard stipulations, and the specific stipulations applicable to this Permit, is not intended to be comprehensive and does not exclude other state and local laws and regulations which may be applicable to this Permit and development project.

BE IT FURTHER RESOLVED that the Council hereby approves the application for a Conditional Zoning for 1200 MLK at 1200 and 1204 Martin Luther King Jr. Blvd.

This the 24th day of February, 2021.