



REQUEST FOR SPECIAL USE PERMIT LIMITED SCOPE MODIFICATION FOR SIGNATURE HEALTH CARE OF CHAPEL HILL, 1602 E. FRANKLIN STREET (PROJECT #21-003)

SUMMARY REPORT

TOWN OF CHAPEL HILL PLANNING
 Judy Johnson, Assistant Director
 Anya Grahn, Senior Planner

PROPERTY ADDRESS 1602 E. Franklin Street	MEETING DATE March 2, 2021	APPLICANT Chuck Trimble, on behalf of Signature Healthcare, LLC, Owner
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STAFF RECOMMENDATION

That the Planning Commission recommend to the Town Council adoption of Resolution A, approving the request for the Special Use Permit (SUP) Modifications.

PROCESS

The application is before the Council for approval of a Special Use Permit Modification. The Council must consider the **four findings** for approval of a Special Use Permit, which indicate that the use or development:

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

DECISION POINTS

The proposed project received a Special Use Permit on October 25, 2017 and as a result of COVID-19 conditions, the applicant was unable to begin the project. The applicant is requesting the following two (2) changes to the SUP:

1. Modify the construction start and end dates from October 25, 2019 and October 25, 2021 to March 24, 2023 to March 24, 2025.
2. Increasing impervious surface from 113,336 sq. ft. to 113,533 sq. ft. reflecting changes to the plan since the October 2017 SUP Modification.

PROJECT OVERVIEW

Existing Special Use Permit

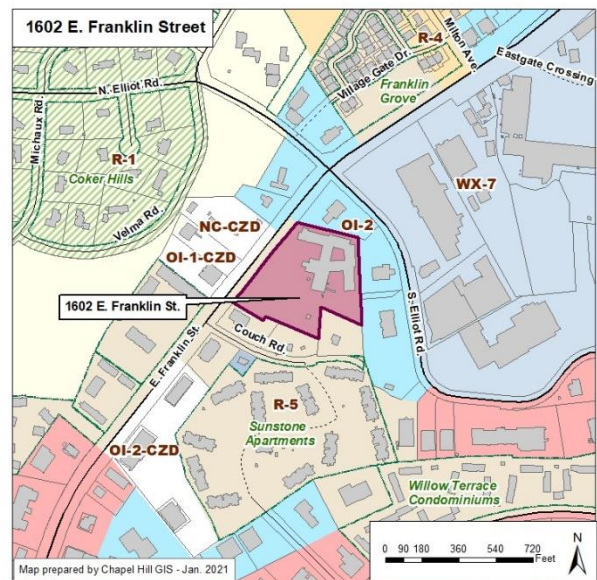
Size Permitted: 9,600 sq. ft. addition for a total of 49,646 sq. ft. of floor area.

Land Area: 244,251 sq. ft. (5.6) acres

Current zoning: Residential-5 (R-5)

Permitted Uses: Group Care Facility

PROJECT LOCATION



ATTACHMENTS

1. Resolution A (Approving the Application)
2. Resolution B (Denying the Application)
3. Applicant Materials