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Key Considerations

Planning Commission Recommendation:

At the April 3, 2018 meeting, the Planning Commission recommended approval with the following comments on modifications to regulations and recommendations:

The Planning Commission supported the requested Modifications to Regulations:

- Reduced Buffer and planting sizes;
- Steep Slopes.

Recommendations:

- Shield parking deck lighting as much as possible from pedestrian view;
- Architectural cladding on all sides of the parking deck;
- Encourage a safe pedestrian passage through the parking deck;
- Provide additional shade trees on the plaza;
- Support the TCAB recommendation for additional electric vehicle conduit;
- Provide additional bicycle parking wayfinding signage;
- Provide two bicycle loop racks in front of building.

Staff Response: We have included these as stipulations in Resolution A.

Environmental Stewardship Advisory Board

At the March 19, 2018 meeting, the Environmental Stewardship Advisory Board recommended approval with the following special considerations:

Special Considerations:

- Explore the feasibility of meeting the AIA 2030 standards
- Improve the description/rendering of the pass-through between the parking deck and building to give the Planning Commission a better understanding of this connection
- Quantify the LEED status

Staff Response: We recommend that the applicant take the special considerations from the Environmental Stewardship Advisory Board under advisement.

Community Design Commission

At the March 27, 2018 meeting, the Community Design Commission recommended approval as presented.

Transportation and Connectivity Advisory Board

At the March 27, 2018 meeting, the Transportation and Connectivity Advisory Board recommended approval with the following conditions:

- That the applicant provide conduit to serve at least 20% of the parking spaces for future electric vehicle charging stations.
- That the applicant locate signage at the outdoor bike parking locations to direct people to additional bike parking in the garage.
- That the applicant locate signage to direct people to the parking spaces with electric vehicle charging stations.

Staff response: We have included these as stipulations in Resolution A.

TECHNICAL REPORT

2016

Demolition of 2,700 sq. ft. Montessori School

October 17, 2016







Concept Plan for 1165 Weaver Dairy Road is presented to Council. A 3-story office/retail development with 51,600 sq. ft. was presented.

Connections to other Documents:

Town staff has reviewed this application for compliance with the themes from the [2020 Comprehensive Plan](#)¹, the standards of the [Land Use Management Ordinance](#)², and the [Town of Chapel Hill, NC : Design Manual and Standard Details](#)³ and offers the following evaluation:

Comprehensive Plan Themes: The following are themes from the 2020 Comprehensive Plan, adopted June 25, 2012:

Council Goals:

<input checked="" type="checkbox"/>		Create a Place for Everyone	<input checked="" type="checkbox"/>		Develop Good Places, New Spaces
<input checked="" type="checkbox"/>		Support Community Prosperity	<input checked="" type="checkbox"/>		Nurture Our Community
<input checked="" type="checkbox"/>		Facilitate Getting Around	<input checked="" type="checkbox"/>		Grow Town and Gown Collaboration

Staff believes the 11SIXTY5 proposal complies with the above themes of the 2020 Comprehensive Plan.

Land Use Plan: The [2020 Land Use Plan](#)⁴, a component of the 2020 Comprehensive Plan, designates this site for Town/Village Center. The [Northern Area Task Force Report](#)⁵ calls for this parcel to be developed as a commercial use.

Proposed Modifications to Regulations:

1) Section 5.6.6 Buffer Modification: The applicant proposes modified buffers on the eastern, northern, and western property lines. The eastern buffer is proposed to be the required width but without tall canopy trees due to conflicts with overhead power lines. The proposed planting materials are acceptable to Duke Energy. The northern buffer (street) is proposed to meet the required width but with fewer plantings to accommodate hardscape. This buffer is proposed with 50% of the required trees and all the required shrubs. The western buffer is proposed with reduced plantings and reduced widths. The adjacent property, Weaver Crossing, has a planted buffer along this shared property line.

Staff Comment: Staff believes that Council could find a public purpose for the reduced plantings and buffer widths, since this is an infill project with existing utility lines and a narrow lot configuration.

¹ <http://www.townofchapelhill.org/home/showdocument?id=15001>

² https://www.municode.com/library/#!/nc/chapel_hill/codes/code_of_ordinances?nodeId=CO_APXALAUSMA

³ <http://www.townofchapelhill.org/town-hall/departments-services/public-works/engineering/design-manual-and-standard-details>

⁴ <http://www.townofchapelhill.org/home/showdocument?id=1215>

⁵ <http://www.townofchapelhill.org/home/showdocument?id=1050>

2) Section 5.3.2: Steep Slopes: The total amount of steep slopes on the site is 5,735 sq. ft., entirely located within the Duke Energy easement. The developer is proposing to disturb 100 percent of the steep slopes. It appears that these slopes are man-made and not related to water bodies or wetlands and are not wooded.

Staff Comment: Staff believes that Council could find a public purpose to allow a Modification to Regulations to allow a disturbance of greater than 25 percent of the steep slopes on the site as they are not naturally occurring slopes.

Council Findings and Public Purpose: The Council has the ability to modify the regulations according to Section 4.5.6 of the Land Use Management Ordinance if Council makes a finding in this particular case that public purposes are satisfied to an equivalent or greater degree. If the Council chooses to deny a request for modifications to regulations, the developer's alternative is to revise the proposal to comply with the regulations.

For additional information on the proposed modifications, please refer to the developer's attached materials.