

PLANNING COMMISSION

The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.

RECOMMENDATION
11SIXTY5 WEAVER DAIRY ROAD
SPECIAL USE PERMIT
April 3, 2018

Recommendation: **Approval** ☐ **Approval with Conditions** ☒ **Denial** ☐

Motion: Melissa McCullough moved and John Rees seconded the motion to recommend Resolution A with the following comments on the Modifications to Regulations and recommendations:

Modifications to Regulations:

- a. Supported a modification to regulations for reduced buffers on three sides;
- b. Supported a modification to regulations for disturbance of 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 preferably with a protected walk zone;
- 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.

Vote: 8-0

Ayes: Neal Bench, Michael Everhart, Melissa McCullough, John Rees, Louie Rivers,
Katherine Roberts, Amy Ryan, and Buffie Webber

Prepared by: Amy Ryan, Chair, Planning Commission
 Judy Johnson, Planning and Development Services Staff

TRANSPORTATION AND CONNECTIVITY ADVISORY BOARD

To assist the Chapel Hill Town Council in creating an inclusive connected community by recommending, advocating and planning for comprehensive, safe, effective and sustainable multi-modal transportation and connectivity

RECOMMENDATION 11SIXTY5 WEAVER DAIRY ROAD SPECIAL USE PERMIT (PROJECT #17-112) March 27, 2018

Recommendation: **Approved** ☐ **Approval with Conditions** ☒ **Denied** ☐

Motion: Jason Merrill moved and Heather Brutz seconded to approve the 11SIXTY5 Weaver Dairy Rd. Special Use Permit Application with the following conditions:

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

Vote: 8-0

Ayes: **Paul Neebe (Chair), Jason Merrill (Vice Chair), Eric Allman, Heather Brutz, Brian Hageman, Josh Kastrinsky, Susanne Kjemtrup-Lovelace, Hart Evans**

Nays: **none**

Prepared by: Paul Neebe, Chair, Transportation and Connectivity Advisory Board
Kayla Seibel, Planner II

COMMUNITY DESIGN COMMISSION

To assist the Council in guiding the Town's vision on aesthetics, character, and function to focus community growth through advice, advocacy and implementation of the Council's policies and review of proposed development in key areas of the community.

RECOMMENDATION 11SIXTY5 SPECIAL USE PERMIT (PROJECT #117-112) March 27, 2018

Recommendation: **Approved** ☒ **Approval with Conditions** ☐ **Denied** ☐

Motion: 1. Ted Hoskins moved and Polly van de Velde seconded to approve 11SIXTY5 Special Use Permit as presented.

Vote: 5-0

Ayes: Susana Dancy, Ted Hoskins, Volker Mueller, Dixon Pitt, and Polly van de Velde

Nays: None

Prepared by: Dixon Pitt, Chair, Community Design Commission
 Kay Pearlstein, Staff

ENVIRONMENTAL STEWARDSHIP ADVISORY BOARD

The charge of the environmental stewardship advisory board will be to assist the Chapel Hill Town Council in strengthening environmentally responsible practices that protect, promote and nurture our community and the natural world through advice and program support.

RECOMMENDATION 11SIXTY5 WEAVER DAIRY ROAD (PROJECT #17-112) SPECIAL USE PERMIT

March 19, 2018

Recommendation: Approval ☒ Approval with Conditions ☐ Denial ☐

Motion: Brian Vaughn moved and Heidi Kim seconded a motion to recommend approval of the Special Use Permit with the special considerations listed below.

Vote: 7-0

Ayes: John Wallace (Chair), Gregory Ames, Heidi Kim, Mary Metcalf, Bruce Sinclair, Brian Vaughn

Nayes:

Conditions:

- None.

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

Prepared by: John Wallace, Chair, Environmental Stewardship Advisory Board
 John Richardson, Community Resilience Officer, Staff Liaison to ESAB