

November 23, 2018

Concept Plan Narrative, Program and Statement of Compliance

- A. **Project:** Christ Community Church
- B. **Location:** 141 Erwin Road (Corner of Old Oxford and Erwin Road)
- C. **Type of Application:** Special Use Permit and Rezoning Request
- D. **Summary of Project:** On the 2.56-acre parcel, the existing residential buildings and out buildings will be repurposed and removed.

A new 12,948 multi-purpose church, consisting of a worship area, fellowship area, classrooms, and church office is proposed as Phase One (1). Phase Two (2) would include a second additional structure, dependent on church attendance and growth. The site will include on-site parking, extensive stormwater controls, buffer plantings and fencing, and widening, curb and sidewalk along both Old Oxford and Erwin Road frontages.

- E. **Prior Community Meetings:** A very cordial meeting with all residents notified within 1000 feet of the project was conducted on November 14, 2018.

F. **Narrative Questions:**

1. **Compliance with the Land Use Plan and Land Use Map?** This property is designated for residential use. A Church is a permitted use in a residential zoning area so long as the property has access to a Collector street, such as Old Oxford or Erwin Road.
2. **Rezoning?** Yes, this application will involve a rezoning change from Existing R-2 to R-3C. The reason for the rezoning is to allow the requested floor area for the Church building.
3. **Modifications to Regulations?** No, the project will not involve any modification to regulations.
4. **Other components of the Project:** This Proposed facility will be used solely as a religious and worship facility. There will be no other uses: No daycare, no housing component, no parking uses other than a small church office for religious meetings and counseling during the week. The worship services will occur on Sunday mornings.
5. **Existing Conditions and Neighbor Concerns:** There are no environmental features on the site: no RCD; no stream buffers; no watercourses; no steep slopes; no other environmental constraints. The site has existing trees. The development plan proposes to save the mature cedars along Old Oxford that buffers Kirkwood. The development will remove the hedge at Old Oxford and Erwin that obstructs sightlines at this intersection. Existing trees will be preserved wherever possible.

Regarding the single-family residents to the west, the development will provide a noticeable stormwater improvement to reduce surface runoff and ponding and wet turf on these properties. A fence will be erected along the west property line.

Towards the south, the existing land is undeveloped. We propose to work closely with any development that may occur on this woodland. We are well aware of the stormwater concerns of the Summerfield neighborhood. The CCC project will provide extensive underground stormwater control systems to control runoff from the Church and to meet all Town Standards.

Other neighbors are concerned about traffic and possible off-site parking. We propose sufficient on-site parking spaces to accommodate all expected parking needs. Traffic will occur only on Sunday mornings and with access to both Old Oxford and to Erwin, traffic will be disbursed and traffic counts show there will be no adverse traffic impacts.

6. Statement of Compliance: The applicant believes this proposed worship facility, with access to both Old Oxford and to Erwin Roads, complies with the Land Use Plan and MAP for Chapel Hill. There are no Small Area, NCD or other Study Area plans that apply to this property. The property is not in the Watershed Protection District for Chapel Hill.
7. Applicant's Program: The applicant proposes to build a new multi-purpose church facility in the following phases:

Phase 1: 2 story building designed to accommodate all anticipated activities of Christ Community Church (worship, fellowship, education, offices, etc.). Both stories will have at-grade access, since the upper floor is roughly at the same level as the street front along Erwin Road. The building will be sprinklered, and will include an elevator.

Setback from Erwin Road is (roughly) 39 feet; Building Height- Setback is 11'-6"; Building Height-Core is 44'-6".

Proposed Lower Floor of building will consist of 6,806 heated sf, including classrooms, offices, a lobby & elevator, public bathrooms, etc. Proposed Upper Floor of building will consist of 6,142 heated sf, and will include assembly space, kitchen, lounge, etc.

Phase 2: 1 story building intended for worship only. Maximum building area is ±6,900 sf. Finish floor elevation will be the same as the Lower Floor of Phase 1, with a conditioned connector between the two building phases. This phase of development will proceed only in the event that Christ Community Church has outgrown the Phase 1 facility.