



CONSIDER AN APPLICATION FOR SITE PLAN REVIEW, 106 PUREFOY ROAD (COMMUNITY CHURCH OF CHAPEL HILL)

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES
Judy Johnson, Operations Manager
Jake Lowman, Senior Planner

PROPERTY ADDRESS

106 Purefoy Road

DATE

August 6, 2019

APPLICANT

Peter Bellantoni, Pennoni

STAFF'S RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution A, approving the Site Plan Review application, with the stipulations noted.

NEXT STEPS

As part of the Final Plan - Zoning Compliance Permit application, the applicant will demonstrate compliance with the Land Use Management Ordinance and the supplemental conditions identified in the attached resolution.

PROCESS

Section 4.7 of the Land Use Management Ordinance states that site plan review and approval by the planning commission shall be required prior to issuance of a zoning compliance permit for any development that adds more than 15% of previously existing floor area, or twenty-five hundred (2,500) square feet of floor area, whichever is greater.

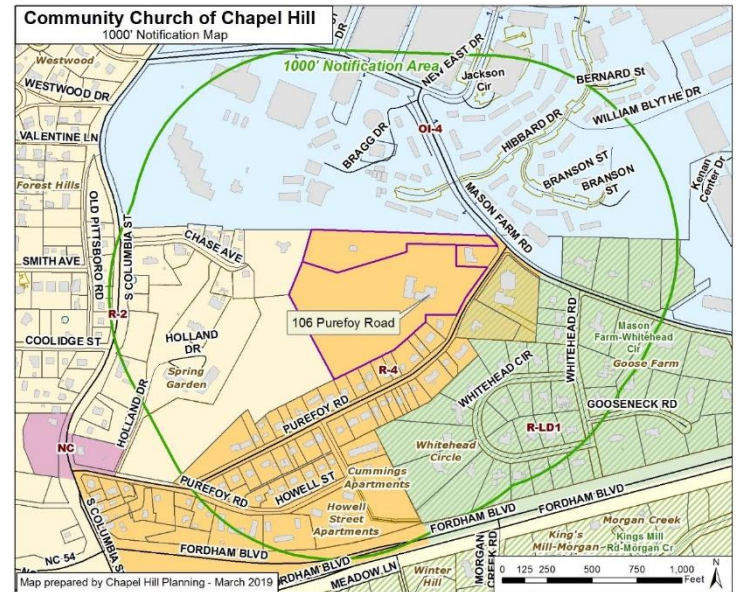
ORDINANCE

We believe that the proposed application, with the conditions proposed in the attached resolution, meets all regulations and standards in the Land Use Management Ordinance. A checklist of these regulations and standards is included in the attached Project Summary.

PROJECT OVERVIEW

The application proposes the construction of an addition (approximately 3,956 sf) to the split-level Jones Community Building of Community Church of Chapel Hill. The site plan includes the two-story addition with minor site grading, the relocation of existing utilities, and the installation of a bio-retention cell to treat and mitigate the additional impervious area being installed. Proposed site lighting associated with this project will be building mounted. Significant site improvements associated with this project are not being proposed, as the operation of this site will remain unchanged.

PROJECT LOCATION



ATTACHMENT

1. Project Summary Form
2. Resolution A
3. Resolution B
4. Application Form & Materials


















Project Details

Overview


Site Description	
Project Name	Community Church of Chapel Hill
Address	106 Purefoy Road
Property Description	13.567 Acres
Existing	15,844 square foot place of worship
Orange County Parcel Identifier Numbers	9788-41-3881;9788-42-2142
Zoning	R-4

Topic	Comment			Status
Use/Density (Sec. 3.7)	Applicant proposes to construct a 3,956 square foot 2-story addition to relocate existing religious education classrooms.			
Dimensional Standards (Sec. 3.8)		Required	Proposed	
	Frontage	40	318.81	
	Lot Width	50	>50	
	Building Height, Setback	34	30	
	Building Height, Core	60	30	
	Street Setback (min. ft.)	22	135.17	
	Interior Setback (min. ft.)	8	67.86	
	Solar Setback (min. ft.)	9	224.79	
Floor area (Sec. 3.8)	Required		Proposed	
	0.23		.03	
Modifications to Regulations (Sec. 4.5.6)	Alternate buffer to allow existing vegetation to remain at the northern boundary.			M
Adequate Public Schools (Sec. 5.16)	NA			NA
Inclusionary Zoning (Sec. 3.10)	NA			NA
Landscape				
Buffer – North (Sec. 5.6.2)	Requires CDC approval for alternate buffer to use existing			M
Buffer – East (Sec. 5.6.2)	20’ Type C and 10’ Type B buffer			
Buffer – South (Sec. 5.6.2)	20’ Type C			
Buffer - West (Sec. 5.6.2)	20’ Type C and 15’ Type B			
Tree Canopy	Required:		Proposed:	

(Sec. 5.7)	40%	>40%		
Landscape Standards (Sec. 5.9.6)		<i>Required</i>	<i>Proposed</i>	
	<i>Vehicle Parking</i>	Min – 72 Max- 180	116 (No Proposed Change)	
	<i>Bicycle Parking</i>	8	9	
	<i>Off-street Loading Space (5.9.8)</i>	NA	NA	
Environment				
Resource Conservation District (Sec. 3.6)	Not Impacted			NA
Erosion Control (Sec. 5.3.1)	Approved by Stormwater Division. No Orange County review required.			
Steep Slopes (Sec. 5.3.2)	The development proposed approximately 2500 sq ft of disturbance of steep slopes.			
Stormwater Management (Sec. 5.4)	Approved by Stormwater Division.			
Land Disturbance	11,959			
Impervious Surface (Sec. 3.8)	Existing: 76,215 sq ft (11.72%) Demolition: 801sq ft (.12%) Proposed: 3,201 (.49%) Total: 78,615 (12.09%)			
Solid Waste & Recycling	Existing Systems			
Jordan Riparian Buffer (Sec. 5.18)	No Impacted			NA
Access and Circulation				
Road Improvements (Sec. 5.8)	Not Required			NA
Vehicular Access (Sec. 5.8)	Existing parking lot to be used.			
Bicycle Improvements (Sec. 5.8)	New bicycle spaces will be added with the project.			
Pedestrian Improvements (Sec. 5.8)	Existing sidewalk to remain.			
Traffic Impact Analysis (Sec. 5.9)	A TIA exemption has been applied for.			
Transit (Sec. 5.8)	No changes are proposed.			

Bicycle Parking (Sec. 5.9)	<i>Required:</i>	<i>Proposed:</i>	
	8	9 (5 Existing, 4 New)	
Parking Lot Standards (Sec. 5.9)	Existing parking to remain. No new vehicular spaces are required for the addition.		
Technical			
Fire	Fire apparatus access required around northern side of the structure		FP
Site Improvements	No major site improvements proposed		NA
Recreation Area (Sec. 5.5)	NA		NA
Lighting Plan (Sec. 5.11)	To be approved by Community Design Commission		CDC
Homeowners Association (Sec. 4.6)	NA		NA

Project Summary Legend

Symbol	Meaning	Symbol	Meaning
	Meets Requirements	CDC	Community Design Commission
M	Seeking Modification	HAB	Housing Advisory Board
C	Requires Council Endorsement	TCAB	Transportation and Connectivity Board
FP	Required at Final Plan;	ESAB	Environmental and Sustainability Board
NA	Not Applicable	OCSW	Orange County Solid Waste
PC	Planning Commission	NCDOT	North Carolina Department of Transportation

RESOLUTION A
(Approving the Site Plan Review Application)

A RESOLUTION APPROVING AN APPLICATION FOR A SITE PLAN REVIEW FOR 106 PUREFOY ROAD (COMMUNITY CHURCH OF CHAPEL HILL) (PINS 9788-41-3881, 9788-42-2142; PROJECT #19-016)

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds that the Site Plan Review application for 106 Purefoy Road, proposed by Peter Bellantoni, on property identified as Orange County Property Identifier Numbers 9788-41-3881 and 9788-42-2142, if developed according to the Site Plan dated January 2, 2019 (revised May 28, 2019) and the conditions listed below would comply with all required regulations and standards of the Land Use Management Ordinance and Design Manual.

This finding is conditioned on the following:

Stipulations Specific to the Development

1. Construction Deadline: That construction begins by August 6, 2020, to be completed by August 6, 2021.
2. Land Use Intensity: This Site Plan Review authorizes the following:

Use: Place of Worship	
Floor Area Permitted	3,956 sq. ft. new floor area 19,800 total sq. ft.
Vehicular Parking Spaces	Minumum:72 Maximum: 180
Minimum Bicycle Parking Spaces	8
Maximum Impervious Surface	78,615 square feet
Maximum Land Disturbance	11,959 square feet

3. Demolition of existing structures: That a demolition permit for demolition of the existing structures, or a portion thereof, be submitted and approved.
4. Bicycle Access and Parking: That prior to the issuance of a Zoning Compliance Permit, the applicant shall provide dimensioned details for a minimum of 4 new bicycle parking spaces that comply with Town parking standards. The bicycle parking design must comply with the spring 2010 Association of Pedestrian and Bicycle Professionals Guidelines, and the bicycle parking standards required by the Town Design Manual.

Town of Chapel Hill - Site Plan Standard Stipulations

Access

5. Accessibility Requirements: That prior to issuance of a Certificate of Occupancy, the applicant shall provide the minimum required handicapped parking spaces and design all handicapped parking spaces, ramps, and crosswalks, and associated infrastructure according to Americans with Disabilities Act standards, North Carolina Building Code, American National Standards Institute (ANSI) Code, and Town standard.

Transportation

6. Transportation Management Plan: Prior to issuance of a Zoning Compliance Permit that the applicant submits a Transportation Management Plan for review and approval by the Town Manager.

Stormwater Management and Erosion Control

7. Stormwater Management Plan: That this project must comply with the Section 5.4 Stormwater Management of the Land Use Management Ordinance or whatever stormwater regulations are applicable at the time of issuance of a Zoning Compliance Permit.
8. Silt Control: That the developer takes appropriate measures to prevent and remove the deposit of wet or dry silt on adjacent paved roadways.
9. 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.
10. As-Built Plans: That prior to 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 related to infrastructure development, 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.
11. Phasing Plan: If phasing is proposed, prior to issuance of a Zoning Compliance Permit the developer shall obtain approval of a Phasing Plan that provides details of which improvements are to be constructed during each phase. The phasing plan shall detail public improvements and stormwater management structures will be completed in each phase prior to requesting a Certificate of Occupancy.
12. On-Site/Adjacent Stormwater Features: That the final plans locate and identify existing site conditions including all on-site and adjacent stormwater drainage features on the plans 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.

13. Repair/Replacement of Damaged Stormwater Infrastructure: Existing stormwater infrastructure that is damaged as a result the project demolition or construction, must be repaired or replaced, as specified by the Stormwater Management Engineer, prior to Town accepting the streets into its maintenance system.

Water, Sewer, and Other Utilities

14. Detailed Construction Drawings: Detailed construction drawings shall be submitted to OWASA for review and approval prior to issuance of a Zoning Compliance Permit.
15. Utility/Lighting Plan Approval: The final utility/lighting plan shall be approved by the Orange Water and Sewer Authority, Duke Energy, Time Warner, AT&T or other applicable utility providers and the Town Manager before issuance of a Zoning Compliance Permit.
16. Lighting Plan: That prior to the issuance of a Zoning Compliance Permit, the applicant shall submit site plans and other required documents to satisfy the lighting requirements in Section 5.11 of the Land Use Management Ordinance, including submission of a lighting plan sealed by a Professional Engineer, to be reviewed and approved by the Town Manager. The lighting plan shall also address the requirements of Section 5.11.5 of the Land Use Management Ordinance.

Fire Safety

17. Hydrants Active: It will be necessary to have 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 Code, and NFPA 13.
18. Fire Hydrant and FDC Locations: That the Final Plans 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.
19. Firefighting Access During Construction: During demolition and/or construction, all aspects of Chapter 14 of the NC Fire Prevention shall be followed. The owner/developer shall designate one person to be the Fire Prevention Program Superintendent who shall be responsible for enforcing Chapter 14 of the NCFPC and the on-site fire prevention program and ensure that it is carried out through completion of the project.
20. Fire Flow Report: Prior to issuance of a Zoning Compliance Permit, the applicant shall submit a fire flow report sealed by an engineer licensed in North Carolina certifying that the water supply available at the nearest fire hydrant(s) will meet the Town's fire flow

requirements, 20 psi residual pressure. An Orange Water and Sewer flow test must be included with the report.

21. Fire Access: Any and all roads, driveways or dedicated fire lanes used for fire department access shall be all-weather and designed to support to carry the imposed load of fire apparatus weighing at least 75,000 lbs. Fire access roads shall have a minimum width of 20 feet with overhead clearance of 13ft. 6 in for structures not exceeding 30 feet in height and shall provide access to within 150 feet of all exterior portions of the building. Proximity to the building for aerial apparatus shall have at least one of the required access routes be located within 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building.

Fencing around projects shall include access gates with a 20 foot swing or slide motion. Any areas which will be inaccessible for firefighting or rescue operations shall be noted. Emergency access designation for apparatus shall be provided. FDC 's shall not be obstructed by landscaping or hindered by parking spaces.

Solid Waste Management and Recycling

22. Solid Waste Management Plan: That prior to issuance of a Zoning Compliance Permit a Solid Waste Management Plan for managing solid waste shall be approved by Orange County Solid Waste Management and the Town Manager. The plan shall include dimensioned, scaled details of any proposed refuse collection areas, associated screening, gate opening areas, and protective bollards, if applicable.
23. Construction Waste: Clean wood waste, scrap metal and corrugated cardboard, all present in construction waste, must be recycled. All haulers of construction waste must be properly licensed. The developer shall provide the name of the permitted waste disposal facility to which any land clearing or demolition waste will be delivered.
24. Deconstruction/Demolition: That the applicant shall hold a deconstruction assessment meeting with Orange County Solid Waste Management staff (919-968-2800) concerning any buildings to be removed from this site, with the following note on plans: "Prior to any demolition or construction activity on the site the applicant will hold a deconstruction assessment conference with the County's Solid Waste staff concerning buildings to be removed from this site. Prior to issuance of a Demolition Permit, the developer shall provide a demolition waste management plan.

State and Federal Approvals

25. State or Federal Approvals: That prior to issuance of a Zoning Compliance Permit, the applicant shall obtain approval of any required State or federal permits or encroachment agreements from the Town Manager and NCDOT and/or OWASA, where necessary.

Miscellaneous

26. Construction Management Plan: That a Construction Management Plan, 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.

27. Detailed Plans: That 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 Land Use Management Ordinance and the Design Manual.
28. Tree Protection Fencing: Prior to the start of demolition or site work, one or more Landscape Protection Supervisors shall be designated upon completing instruction in landscape protection procedures with the Town. Call Adam Nicholson at 919.969.5006. Once tree protection fence is installed per approved plans please call Adam Nicholson for tree protection fence inspection.
29. Engineering Construction Permit Required: That following issuance of a Zoning Compliance Permit and prior to beginning land disturbing activity the applicant submit an Engineering Construction Permit application and four (4) sets plans for stamping to the Development Services Division. Contact Engineering and Design Services 919-969-5084 to discuss the requirements of an Engineering Construction Permit.
30. Traffic and Pedestrian Control Plan: That the applicant 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 applicant must apply to the Town Manager for a lane or street closure permit.
31. Construction Sign Required: That the applicant 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. That prior to the issuance of a Zoning Compliance Permit a detail of the sign shall be reviewed and approved by the Town Manager.
32. Open Burning: That the open burning of trees, limbs, stumps, and construction debris associated with this development is prohibited.
33. Continued Validity: That continued validity and effectiveness of this approval shall be expressly conditioned on the continued compliance with the plans and conditions listed above.
34. Non-Severability: That if any of the above conditions is held to be invalid, approval in its entirety shall be void.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the application for a Site Plan Review for 106 Purefoy Road in accordance with the plans and conditions listed above.

This the 6th day of August, 2019.

RESOLUTION B
(Denying the Site Plan Review Application)

A RESOLUTION DENYING AN APPLICATION FOR A SITE PLAN REVIEW FOR 106 PUREFOY ROAD (COMMUNITY CHURCH OF CHAPEL HILL) (PINS 9788-41-3881, 9788-42-2142; PROJECT #19-016)

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds that the Site Plan Review application for 106 Purefoy Road, proposed by Peter Bellantoni, on property identified as Orange County Property Identifier Numbers 9788-41-3881 and 9788-42-2142, if developed according to the Site Plan dated January 2, 2019 (revised May 28, 2019) and the conditions listed below would not comply with all required regulations and standards of the Land Use Management Ordinance and Design Manual.

These findings are based on the following:

(INSERT REASONS FOR DENIAL)

BE IT FURTHER RESLOVED that the Planning Commission hereby denies the application for the 106 Purefoy Road.

This the 6th day of August, 2019