





























# Project Details

## Overview


Site Description	
<b>Project Name</b>	Christ Community Church
<b>Address</b>	141 Erwin Road
<b>Property Description</b>	122,810 SF (2.8 acres)
<b>Existing Use</b>	Single family home, daycare, and accessory buildings
<b>Orange County Parcel Identifier Number</b>	9799-39-9116 and 9799-49-0235
<b>Zoning</b>	Residential-2 (R-2)

Topic		Comment		Status
<b>Use</b> ( <a href="#">Sec 3.7</a> )		Place of Worship		
<b>Dimensional Standards</b> ( <a href="#">Sec. 3.8</a> )		Required	Proposed	
	Height	50 ft.	More than 50 ft.	<b>M</b>
	Street	26 ft.	30.3 ft.	
	Interior	11 ft.	More than 11 ft.	
	Solar	13 ft.	Street setback supersedes	
<b>Lot Size</b> ( <a href="#">Sec. 3.8</a> )		Minimum: 10,000 SF Proposed: 122,810 SF (2.8 acres)		
<b>Floor area</b> ( <a href="#">Sec. 3.8</a> )		Maximum floor area: 11,421 square feet Proposed floor area: 11,420 square feet		
<b>Modifications to Regulations</b> ( <a href="#">Sec. 4.5.6</a> )		<p>Section 5.6.6 - 30' buffer required along western property line; applicant requests 4.8' reduction in one portion to allow for preservation of existing shed; modified buffer in this area is comprised of existing mature trees and 8' solid fence</p> <p>Section 5.6.5 - 20' buffer required along southern property line; applicant requests to provide 10' of buffer on site and for adjacent property to provide the remaining 10' at time in which that parcel develops</p> <p>Section 4.5.4.(b).(1) - Applicant plans a lot line adjustment with adjacent property to the south; a modification to SUP boundaries constitutes a minor modification to an SUP; applicant requests that the lot line adjustment (and therefore SUP boundary adjustment) be allowed as a minor change by the Town Manager</p> <p>Section 3.8.3.(b).(1) - A 15% increase above the building envelope is permitted for certain architectural features,</p>		<b>M</b>

	such as cupolas. The applicant requests an increase of 9.75" for a portion of the cupola that exceeds the permitted 15% increase.	
	Section 4.5.5 - The applicant requests a five-year construction start date and eight-year construction completion date.	
<b>Adequate Public Schools</b> ( <a href="#">Sec. 5.16</a> )	Not Applicable to Place of Worship	
<b>Inclusionary Zoning</b> ( <a href="#">Sec. 3.10</a> )	Not Applicable to Place of Worship	
<b>Landscape</b>		
<b>Buffer – North</b> ( <a href="#">Sec. 5.6.2</a> )	Required: 20 ft. Type C buffer	
	Provided: >20 ft. Type C buffer utilizing existing vegetation	
<b>Buffer – East</b> ( <a href="#">Sec. 5.6.2</a> )	Required: 30 ft. Type D buffer	
	Provided: 30 ft. Type D buffer utilizing existing vegetation	
<b>Buffer – South</b> ( <a href="#">Sec. 5.6.2</a> )	Required: 20 ft. Type C buffer	<b>M</b>
	Provided: 10 ft. utilizing existing vegetation	
<b>Buffer - West</b> ( <a href="#">Sec. 5.6.2</a> )	Required: 20 ft. Type C buffer	<b>M</b>
	Provided: >20 ft. Type C buffer reduced to 15.4 ft. in one location; existing vegetation and solid 8' fence	
<b>Tree Canopy</b> ( <a href="#">Sec. 5.7</a> )	Required: 40%	
	Proposed: >40%	
<b>Landscape Standards</b> ( <a href="#">Sec. 5.9.6</a> )	Constructed to Town standards	
<b>Environment</b>		
<b>Resource Conservation District</b> ( <a href="#">Sec. 3.6</a> )	No RCD is present.	
<b>Erosion Control</b> ( <a href="#">Sec. 5.3.1</a> )	More than 1 acre of land disturbance proposed, so a performance bond required.	
<b>Steep Slopes</b> ( <a href="#">Sec. 5.3.2</a> )	The application must comply.	
<b>Stormwater Management</b> ( <a href="#">Sec. 5.4</a> )	Stormwater management will be provided with underground sand filter	
<b>Jordan Riparian Buffer</b> ( <a href="#">Sec. 5.18</a> )	N/A	<b>N/A</b>
<b>Land Disturbance</b>	76,445 SF (1.75 acres)	
<b>Impervious Surface</b> ( <a href="#">Sec. 3.8</a> )	51,949 SF (42.3%)	
<b>Solid Waste &amp; Recycling</b>	A Solid Waste Management Plan has been submitted.	
<b>Access and Circulation</b>		
<b>Road Improvements</b> ( <a href="#">Sec. 5.8</a> )	Widening of Erwin Road, including left turn lane, and Old Oxford Road	

<b>Vehicular Access</b> ( <a href="#">Sec. 5.8</a> )	Full access to Erwin Road, full access to Old Oxford Road and one access connecting to undeveloped parcel to the south	
<b>Bicycle Improvements</b> ( <a href="#">Sec. 5.8</a> )	Bike lane on Erwin Road frontage	
<b>Pedestrian Improvements</b> ( <a href="#">Sec. 5.8</a> )	5' sidewalk along Erwin Road and Old Oxford Road frontages	
<b>Traffic Impact Analysis</b> ( <a href="#">Sec. 5.9</a> )	TIA completed	
<b>Vehicular Parking</b> (Sec. 5.9)	Minimum: 50 parking spaces Maximum: 125 parking spaces Proposed: 117 parking spaces	
<b>Transit</b> ( <a href="#">Sec. 5.8</a> )	None	
<b>Bicycle Parking</b> ( <a href="#">Sec. 5.9</a> )	Minimum: Proposed: 8	
<b>Parking Lot Standards</b> ( <a href="#">Sec. 5.9</a> )	Construct to Town standards.	
<b>Electric Vehicle Parking</b>	Three electric vehicle charging and parking spaces and 12 EV ready parking spaces	
<b>Technical</b>		
<b>Fire</b>	The loop design of the parking lot serves as fire access.	
<b>Site Improvements</b>	New building and parking lot that are ADA compliant	
<b>Recreation Area</b> ( <a href="#">Sec. 5.5</a> )	N/A	
<b>Lighting Plan</b> ( <a href="#">Sec. 5.11</a> )	0.3 foot-candles at property line is required. Street lighting is required.	<b>FP</b>

## Project Summary Legend


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

## Connections to other Documents

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

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

### Council Goals:

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

Staff believes the Christ Community Church proposal complies with the above themes of the 2020 Comprehensive Plan.

**Land Use Plan:** The [2020 Land Use Plan](#)<sup>4</sup>, a component of the 2020 Comprehensive Plan, designates this site for Low Residential (1-4 du/ac) land use.

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

<sup>2</sup> [https://library.municode.com/nc/chapel\\_hill/codes/code\\_of\\_ordinances?nodeId=CO\\_APXALAUSMA](https://library.municode.com/nc/chapel_hill/codes/code_of_ordinances?nodeId=CO_APXALAUSMA)

<sup>3</sup> <https://www.townofchapelhill.org/home/showdocument?id=2645>

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