



CONSIDER AN APPLICATION FOR SPECIAL USE PERMIT LIMITED SCOPE MODIFICATION FOR SIGNATURE HEALTHCARE OF CHAPEL HILL, 1602 E. FRANKLIN STREET (PROJECT #21-003)

SUMMARY REPORT

TOWN OF CHAPEL HILL PLANNING
 Judy Johnson, Assistant Director
 Anya Grahn, Senior Planner

PROPERTY ADDRESS 1602 E. Franklin Street	MEETING DATE April 21, 2021	APPLICANT Chuck Trimble, on behalf of CCP Chapel Hill 0806 LP, Owner
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TOWN MANAGER'S RECOMMENDATION

After reviewing and discussing key issues with Town staff and based on the evidence in the record to date, I believe that the Council could make the findings required to approve the requested Special Use Permit limited scope modification.

Therefore, the Town Manager recommends that the Council adopt Resolution A, approving the application.

UPDATES SINCE THE MARCH 24, 2021 PUBLIC HEARING

Town Council deferred the vote to tonight's meeting. No changes have been made to the proposal.

PROCESS

The application is before the Council for approval of a Special Use Permit Modification. The Council must consider the **four findings** for approval of a Special Use Permit, which indicate that the use or development:

1. is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
2. would comply with all required regulations and standards of the Land Use Management Ordinance;
3. is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity; and
4. conforms to the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the Comprehensive Plan.

DECISION POINTS

The proposed project received a Special Use Permit on October 25, 2017 and because of COVID-19 conditions, the applicant was unable to begin the project. The applicant is requesting change to the SUP.

At the January 13, 2021 Council meeting, the Council approved a limited review of the modification of the Special Use Permit to adjust the construction start and end dates.

Since the January Council meeting, the applicant has refined the plans and is proposing a 200 sq. ft. increase in the impervious surface totals from 113,336 sq. ft. to 113,533 sq. ft. The increased impervious surface is associated with compliance with stipulations in the original Special Use Permit.

Existing Special Use Permit

Size Permitted: 9,600 sq. ft. addition for a total of 49,646 sq. ft. of floor area.

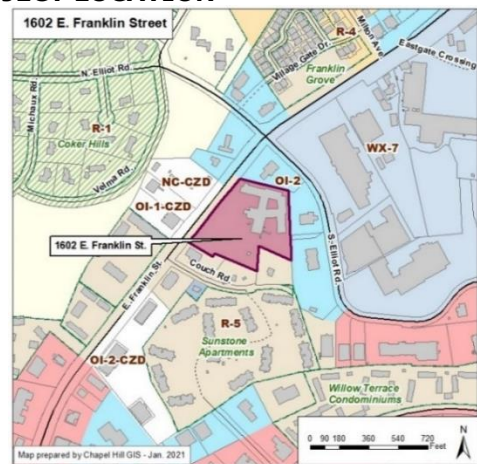
Land Area: 244,251 sq. ft. (5.6) acres

Current Zoning: Residential-5 (R-5)

Permitted Uses: Group Care Facility

On March 2, 2021, the Planning Commission forwarded a recommendation to Town Council to approve the application with a 6 to 3 vote. Those voting in opposition were interested in the development complying with the Town's draft Climate Action Plan and ensuring that the project met the latest energy efficiency standards.

PROJECT LOCATION



ATTACHMENTS

1. Draft Staff Presentation
2. Resolution A (Approving the Application)
3. Resolution B (Denying the Application)
4. Planning Commission Recommendation
5. Applicant Materials