

**RESOLUTION A**  
(Approving the Request)

**A RESOLUTION APPROVING AN APPLICATION FOR SPECIAL USE PERMIT MODIFICATION FOR SIGNATURE HEALTHCARE OF CHAPEL HILL, 1602 E. FRANKLIN STREET (2021-04-21/R-7)**

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Special Use Permit Modification application, proposed by Chuck Trimble, on behalf of CCP Chapel Hill 0806 LP, located at 1602 E. Franklin Street on property identified as Orange County Property Identifier Number 9799-14-1643, if developed according to the plans dated March 11, 2020 and the conditions below would:

1. Be located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
2. Comply with all required regulations and standards of the Land Use Management Ordinance;
3. Be located, designed, and operated so as to maintain or enhance the value of contiguous property; and
4. Conform to the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the 2020 Comprehensive Plan.

**STIPULATIONS SPECIFIC TO SIGNATURE HEALTHCARE**

1. **Construction Deadlines:** Construction shall begin by April 21, 2023 (two years from date of approval) and be completed by April 21, 2025 (four years from date of approval).
2. **Land Use Intensity:** This Special Use Permit Modification authorizes the following:

<b>Use: Group Care Facility</b>	
Gross Land Area	244,251 square feet
Total Floor Area Allowed	49,646 square feet
Maximum Vehicular Parking Spaces	82 spaces
Minimum Bicycle Parking Spaces	11 spaces: 20% Class I and 80% Class II
Total Impervious Surface Area Allowed	113,533 square feet
Total Number Beds	108 beds
Land Disturbance	85,000 square feet

3. **Stormwater:** The stormwater design shall be revised at Final Plans if needed to meet stormwater requirements, based on new layout and impervious areas.
4. **Existing Permit:** The existing Special Use Permit Modification dated October 25, 2017 on file at the Town of Chapel Hill Planning Department which was recorded in the Orange

County Registry of Deeds (Deed Book 6473, Page 256) remains in effect except as modified by these stipulations.

5. Continued Validity: Continued validity and effectiveness of this approval shall be expressly conditioned on the continued compliance with the plans and conditions listed above.
6. Non-Severability: If any of the above conditions is held to be invalid, approval in its entirety shall be void.

BE IT FURTHER RESOLVED by the Council of the Town of Chapel Hill that the Council approves the application for a Special Use Permit Modification for Signature Healthcare of Chapel Hill at 1602 E. Franklin Street.

This the 21st day of April, 2021.