

PLANNING COMMISSION

The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.

RECOMMENDATION FOR THE SPECIAL USE PERMIT MODIFICATION FOR UNIVERSITY PLACE, 201 S. ESTES DRIVE

April 6, 2021

Recommendation to Council: Approval Approval with Conditions Denial

Motion: Commissioner Bench moved and Commissioner Losos seconded to recommend Town Council adopt Resolution A, approving the application for Special Use Permit Modification for University Place, 201 Estes Drive with the following conditions and recommendations:

- Decrease the allowed impervious surface area to meet current ordinance standard of 70% maximum impervious surface ratio.
- Increase the amount of required tree canopy coverage to meet the current required ordinance standard of 30% minimum tree canopy coverage.
- Further reduce parking totals and reduce required minimum parking on-site.
- Greatly increase the amount of bicycle parking on-site.
- Provide unbundled parking options, granting tenants the option of paying for parking spaces or not.
- Engage with the Chapel Hill Farmers Market to provide permanent and shared-use infrastructure that suits their long-term needs.
- New constructed stand-alone buildings shall be more than one story in height.
- Reduce the number of proposed signs and sign size along Fordham Boulevard.

Vote: 9-0

Ayes: Chair Michael Everhart, Vice Chair James Baxter, Neal Bench, Melissa McCullough, John Rees, Stephen Whitlow, Elizabeth Losos, Louie Rivers, Buffie Webber

Nays:

Prepared by: Michael Everhart, Chair, Planning Commission
Jake Lowman, Senior Planner, Staff Liaison to Planning Commission

COMMUNITY DESIGN COMMISSION

The charge of the Community Design Commission is to assist the Council in guiding the Town's vision on aesthetics, character, and function to focus community growth through advice, advocacy and implementation of the Council's policies and review of proposed development in key areas of the community.

RECOMMENDATION FOR SPECIAL USE PERMIT AT UNIVERSITY PLACE

April 27, 2021

Recommendation: Approval Approval with Conditions Denial

Motion: John Weis moved and Ted Hoskins seconded a motion to recommend for approval of the block plan, noting specific support for block square footages, specific uses and the road network. Support was not included for min/max for building footprints as proposed.

Vote: 5-0

Yeas: Dancy, Hoskins, Lyons, Patnaik and Weis

Nays: NA

Prepared by: Adam Nicholson, Senior Planner

ENVIRONMENTAL STEWARDSHIP ADVISORY BOARD

The charge of the environmental stewardship advisory board will be to assist the Chapel Hill Town Council in strengthening environmentally responsible practices that protect, promote and nurture our community and the natural world through advice and program support.

RECOMMENDATION FOR SPECIAL USE PERMIT FOR UNIVERSITY PLACE LOCATED AT 201 S. ESTES DRIVE

March 30, 2021

Recommendation to Council: Approval Approval with Conditions Denial

Motion: Bruce Sinclair moved and Tom Henkel seconded a motion to recommend that the Council approve the special use permit for a mixed used redevelopment of existing University Place mall, located at 201 S. Estes Dr., with the following conditions and special considerations.

Vote: 6-3

Aye: Chair Maripat Metcalf, Grace Elliott, Julie Gras-Najjar, Thomas Henkel, Bruce Sinclair, and Lucy Vanderkamp

Nay: Vice-Chair Adrienne Tucker, Julie McClintock, and Marirosa Molina

Reasons Cited for Voting Against:

- Adrienne Tucker: acknowledged that this is a difficult lot to build on, but would like to see more from the applicant regarding sustainable design.
- Marirosa Molina: expressed concern that the project is in the floodplain and that the applicant isn't doing enough to meet the minimum requirements for tree canopy and impervious surface.
- Julie McClintock: acknowledged that this is a difficult place to build, but would like to see something more cutting edge regarding sustainable design.

Conditions:

- Present more detail about: energy consumption, types of energy used, rainwater and stormwater
- Meet with the Stormwater Management Utility Advisory Board
- Utilize solar energy to reduce greenhouse gas emissions

- Due to heat and environmental health concerns, plant only natural vegetation and if an artificial turf is used, avoid crumb rubber base
- Support the increase in tree canopy and encourage a higher percentage than the proposed 20%, which is below the 30% standard
- Upon termination of leases, explore opportunities for additional green spaces
- Support the decrease in impervious surface and encourage a lower percentage than the proposed 75%, which is above the 70% standard
- Place reflective surfaces on roofs before installing solar
- Install rooftop rainwater capture for irrigation and non-potable water use and to reduce stormwater impacts

Special Considerations:

- Build structured parking to reduce impervious surface and increase area for tree planting
- Install stormwater retention tanks to moderate runoff
- Suggest that Council ask for additional detail about the multi-family units (e.g., mix of unit types, parking, amenities, appliance types)

Prepared by: Maripat Metcalf, Chair, Environmental Stewardship Advisory Board
John Richardson, Community Resilience Officer, Staff Liaison to ESAB

TRANSPORTATION AND CONNECTIVITY ADVISORY BOARD

To assist the Chapel Hill Town Council in creating an inclusive connected community by recommending, advocating and planning for comprehensive, safe, effective and sustainable multi-modal transportation and connectivity

RECOMMENDATION University Place Redevelopment (Project #19-130) March 23, 2021

Recommendation: **Approved** **Approval with Conditions** **Denied**

Motion: Vice-Chair Susanne Kjemtrup-Lovelace moved, and Denise Matthews seconded, to recommend approval of the special use permit modification with the following conditions:

- a) Developer coordinate with Chapel Hill Transit to explore additional bus stop(s) within development.
- b) Developer meets with community bicycle advocacy groups to determine ideal bicycle parking locations.
- c) Developer install additional traffic calming treatments on the interior roadway network.
- d) Developer coordinate with Town Staff to consider pedestrian, bicycle, and non-motorized routes within the development to prioritize safety, directness, and experience for all ages and abilities.

Vote: 7-1

Ayes: Heather Brutz (Chair), Susanne Kjemtrup-Lovelace (Vice-Chair), Eric Allman, Brian Hageman, Nikki Abija, Denise Matthews and Katie Huge

Nays: Rudy Juliano

Prepared by: Heather Brutz, Chair, Transportation and Connectivity Advisory Board
Jomar Pastorelle, Transportation Planner I

HOUSING ADVISORY BOARD
March 9, 2021

The charge of the Housing Advisory Board is to assist the Chapel Hill Town Council in promoting and developing a full spectrum of housing opportunities that meet the needs of the Chapel Hill community.

RECOMMENDATION
UNIVERSITY PLACE DEVELOPMENT APPLICATION
201 S. ESTES DRIVE

Recommendation: Approval Approval with Conditions Denial

Motion: A motion was made by Mark Shelburne seconded by Anne Hoole, that the University Place Application be recommended for approval by the Town Council. The motion carried by a unanimous vote.

Vote: 5-0

Ayes: Sue Hunter (Chair), Dustin Mills (Vice-Chair), Anne Hoole,
Laura Cowen, Mark Shelburne

Nays:

Prepared by: Sue Hunter, Housing Advisory Board Chair
Nate Broman-Fulks, Staff

MEMORANDUM

TO: Mayor and Town Council

FROM: Chad Pickens, Chair, Stormwater Management Utility Advisory Board

SUBJECT: University Place recommendations

DATE: April 27, 2021

On behalf of the Stormwater Management Utility Advisory Board (Board), I present the following recommendations concerning the University Place Modification to the Special Use Permit (SUP) application.

The Board held a virtual meeting on Thursday, April 22, 2021 to receive a presentation from the applicant; to receive input from residents; and to prepare recommendations, which were finalized at the Board's meeting on April 27, 2021.

Given that flooding is a persistent and increasingly destructive problem in the larger Bolin Creek watershed, the Town needs to take advantage of every retrofit and redevelopment project as an opportunity to improve stormwater management.

Therefore, any positive comment made by this Board in terms of stormwater will, at a minimum, meet all three of the following general standards:

- Reduced impervious surface, or at least no net increase in impervious surface;
- Reduced footprint in the floodplain or at least no net increase; and
- Increased stormwater treatment (water quality).

Specific recommendations:

1. The Board does not support the request for modification to the regulations for the impervious area ratio (75% proposed by the applicant). The Board supports the reduction of the impervious area ratio to 70% for the 17.5-acre portion of the property that is subject to this SUP modification application. This would still require approval of a modification to the regulations as the overall impervious area ratio would be approximately 72%.
2. If the 70% impervious area ratio cannot be met for this portion of the site, then the use of green roofs or rainwater harvesting for reuse should be included to account for the difference.
3. Future phases should incorporate additional measures to further meet the 70% impervious area ratio requirement.
4. There should be no loss of effective flood storage on this site, which is in addition to meeting the no-rise in the Base Flood Elevation requirement.
5. The Board supports the use of pervious pavement and the approximately 30,000 sq. ft. of additional impervious area that is proposed to be treated in the enlarged and improved bioretention basins.

A motion to approve these recommendations was made by Mr. Klakovich; Mr. Bevington seconded the motion. In a roll call vote, the motion was approved unanimously (9-0).

Members present: Pickens; Post; Clarke; Stowe; Schultz; Wang; Klakovich; Hearn; Bevington
Member(s) absent: None