

RESOLUTION A
(Adopted)

**A RESOLUTION APPROVING AN APPLICATION FOR SITE PLAN REVIEW
APPROVAL SYKES STREET POLICE SUBSTATION (FILE NO. 7.93.K.9)**

BE IT RESOLVED by the Planning Board of the Town of Chapel Hill that the change in use of the property identified as Chapel Hill Township Tax Map 7.93.K.9; PIN # 9788-07-5537, from a Single Family Residential use to either a Public Service Facility use or a Single Family Residential use, if modified according to the site plan dated 12/2005 and the conditions listed below would comply with the provisions of the Chapel Hill Land Use Management Ordinance.

These findings are conditioned on the following:

Stipulations Specific to the Development

1. That construction be completed by January 3, 2007 (one year from the date of Planning Board approval).
2. Land Use Intensity: Prior to the issuance of a Certificate of Occupancy for the Public Use Facility, the Town of Chapel Hill shall construct a curb-cut, sidewalk and wheelchair ramp leading from the street to the front porch. The improvements shall be approved by the Town Manager and comply with North Carolina Accessibility Code.
3. At the discretion of the property owner, the wheelchair access ramp may be removed, at such time that the Public Use Facility is converted to a single family residence.

Stipulations Related to Transportation

4. Parking Spaces: That the applicant, the Town of Chapel Hill, must secure a finding from the Town Council that the conditions outlined in Section 5.9.7 for a reduction in the minimum parking requirements are met based on submitted evidence.
5. On-Street Parking: That the applicant, the Town of Chapel Hill, must obtain authorization from the Town Council for a minimum of two designated on-street parking spaces as shown on the submitted site plan.

Stipulations Related to Landscape and Architecture

6. Landscape Plan: That a detailed Landscape Plan is approved by the Town

Manager prior to issuance of a Zoning Compliance Permit. That the landscape plan shall indicate the size, type, and location of all proposed plantings.

7. Landscape Bufferyards: That the Landscape Plan be in accordance with the Design Guidelines Booklet for the Northside Neighborhood Conservation District.

Stipulations Related to Utility and Service

8. Solid Waste Management Plan: That a Solid Waste Management Plan, including provisions for recycling, shall be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.

Other Stipulations

9. Open Burning: That no open burning shall be permitted during construction of this development.
10. Certificates of Occupancy: That no Certificates of Occupancy shall be issued until all required public improvements are complete.
11. Detailed Plans: That the final detailed site plan, grading plan, utility/lighting plans, stormwater management plan (with hydraulic calculations), and landscape plans shall be approved by the Town Manager prior to issuance of a Zoning Compliance Permit, and that such plans shall conform to the plans approved by this application and demonstrate compliance with all applicable conditions and design standards of the Land Use Management Ordinance and Design Manual.
12. Continued Validity: That continued validity and effectiveness of this approval is expressly conditioned on the continued compliance with the plans and conditions listed above.
13. 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 Board hereby approves the application for a Site Plan Review Approval for the Sykes Street Police Substation in accordance with the plans and conditions listed above.

This the 3rd day of January, 2006