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ATTACHMENT 2

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TOWN OF CHAPEL HILL

306 NORTH COLUMBIA STREET
CHAPEL HILL, NORTH CAROLINA 27516
Telephone (919) 968-2728

ORANGE COUNTY

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NORTH CAROLINA

MODIFICATION OF SPECIAL USE PERMIT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned property owner(s), Chapel Hill/Carrboro YMCA, having applied to the Town of Chapel Hill for modification of the existing Special Use Permit recorded in the Book 259, page 1715 at the Office of the Register of Deeds, said modification was granted by the Town of Chapel Hill on April 10, 2000, the terms of said modification being as follows:

NAME OF PROJECT: Chapel Hill/Carrboro YMCA

TYPE OF SPECIAL USE: Non-Profit Recreation Facility

NAME OF DEVELOPER: Chapel Hill/Carrboro YMCA

DESCRIPTION OF PREMISE

LOCATION: 900 Airport Road

TAX MAP REFERENCE : Chapel Hill Township Tax Map 29, Lot 11 A 9789-34-9728

DESCRIPTION OF DEVELOPMENT

GROSS LAND AREA: 321,047 sq. ft.

OPEN SPACE: 281,074 sq. ft.

NUMBER OF BUILDINGS: 2

LIVABILITY SPACE: 204,324 sq. ft.

NUMBER OF PARKING SPACES: at least 157

RECREATION SPACE: NA

FLOOR AREA: 55,862 sq. ft.

NUMBER OF DWELLING UNITS: NA

SPECIAL TERMS AND CONDITIONS

Development according to the Site Plan dated December 1, 1999, with the following modifications of regulations:

Stipulations Specific to the Development

1. Relationship to the 1975 Special Use Permit: That this permit supersedes the 1975 Special Use Permit for this development.

2. Second Vehicular Access: That a second point of vehicular access be provided, with the design and location along Estes Drive to be approved by the Town Manager, by grantors of any necessary easements, and by NCDOT, if applicable.

That the YMCA construct the new gym facility only as Phase I without requiring second means of egress. The remainder of the proposed project should be considered Phase II and require the access to Estes Drive.

3. That construction begin by April 10, 2002 and be completed by April 10, 2005.

4. Land Use Intensity: This Special Use Permit authorizes the following:

- Two buildings, with 55,862 square feet of floor area, for a health and recreation facility; and
- A parking lot of at least 157 spaces.

5. Vehicular Access Improvement: That a left turn lane be added to the Airport Road driveway.

6. Sidewalks: That pedestrian walkways be provided in the following locations:

- sidewalks from Airport Road through the parking lot to the building;
- sidewalk along the western and northern sides of the building;
- sidewalk along the south side of the parking areas near the northern property line; and
- sidewalk along one side of the new second driveway.

→ The sidewalks shall be handicap accessible.

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7. Bike Racks: That covered bike racks be provided on site, with the number and location to be approved by the Town Manager. The bike racks shall accommodate at least 16 bikes in a covered area.
8. Parking:
- a. Heavy Duty Pavement: That heavy duty pavement be installed under the entire refuse service vehicle access route and under the dumpster pad, with pavement specifications, the location, and configuration to be approved by the Town Manager. Alternatively, the applicant must add a note to the plans indicating the Town will not be held responsible for pavement damage due to public refuse/recycling collection vehicles.
 - b. Parking Area Screening: That all parking areas be screened from public road view, and that screening plans shall be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
 - c. Parking Lot Design and Construction: That all parking lots shall be designed and constructed to meet Town standards unless an alternate design is approved by the Town Manager.
 - d. Parking Lot Layout: That the parking lot be redesigned if necessary to accommodate full width landscape buffers, unless alternative landscape buffers are approved by the Community Design Commission.
9. Swimming Pool Drainage: That the drainage from the swimming pool not be routed to the sanitary sewer system. The drainage plans must be reviewed and approved by the Town Manager.
10. Maintenance/Repair of Private Sewer Facilities: That the owner shall be responsible for maintenance and repair of the private lift station and force main.
11. Relocation of Water Line or Dumpster Area: That the water line or the dumpster area be relocated so that they no longer overlap.
12. Utility Easements as Related to Landscape Buffers: That all utility easement locations be verified and shown on the plans. No landscape buffers shall overlap the utility easements, unless the utility lines are buried and landscape easements can be obtained from the appropriate utility companies.
13. Dedication of Sight Triangle Easements: That sight triangle easements, as required by NCDOT or the Town, be dedicated prior to the issuance of a Zoning Compliance Permit.

Stipulations Related to Landscape Elements

14. Landscape Protection Plan:
- A. That a Landscape Protection Plan be approved by the Town Manager prior to issuance of a Zoning Compliance Permit. This plan shall include areas of vegetation to be preserved; the anticipated clearing limit lines; proposed grading; proposed utility lines a detail of protective fencing; and construction parking and materials storage/staging areas. The plan shall show the use of tree protection fencing, unless alternate protection measures are approved by the Town Manager, between construction and existing vegetation.
 - B. That the following existing trees be located on the plans:
 - In the area between the front parking lot and Airport Road, all trees over 12 inches in diameter; and
 - The large pine near the interim youth center.
 - C. That the group of large pines near the proposed pool addition be retained, and the drainage lines and all other proposed underground utility lines be relocated to preserve the pines' root zones.
15. Landscape Plan:
- A. That a detailed landscape plan and landscape maintenance plan be approved by the Town Manager prior to the issuance of a Zoning Compliance Permit.
 - B. Detailed final plans shall include:
 - Demonstration that parking lot shading and screening requirements will be met;
 - Demonstration of compliance with the Entranceways Master Landscape Plan.
 - Retention and/or provision of trees in/around the playground for shade.
 - C. The following landscape buffers:
 - Type "B" landscape buffer (10 feet minimum width) along the northern property line;
 - Type "C" landscape buffer (20 feet minimum width) along the eastern and southern property lines;
 - Type "D" landscape buffer (30 feet minimum width) along the Airport Road frontage; and

Alternative landscape buffers may be substituted along the northern and eastern property lines if they are approved by the Community Design Commission and Town Manager.

Stipulations Related to Building Elevations

16. Building Elevations/Site Lighting: That the detailed building elevations and lighting plan be approved by the Community Design Commission prior to issuance of the Zoning Compliance Permit.

Stipulations Related to Water, Sewer, and Other Utilities

17. Utility/Lighting Plan Approval: That the final utility/lighting plan be approved by Duke Power Company, Orange Water and Sewer Authority, BellSouth, Public Service Company, Time Warner Cable, and the Town Manager prior to issuance of a Zoning Compliance Permit.
18. Placement of Utility Lines Underground: That the final plans indicate that all utility lines, other than three-phase power lines, shall be placed underground, where possible (e.g., along the eastern property line).
19. Fire Flow:
- A. That a fire flow report, prepared by a registered professional engineer, and showing that flows meet the minimum requirements of the Design Manual, be approved prior to issuance of a Zoning Compliance Permit.
 - B. That a fire suppression sprinkler system shall be installed in the building.
 - C. That the fire department connection(s) shall be located on the west side of the building. The fire hydrant(s) shall be located within 50 feet of the fire department connections

Miscellaneous Stipulations

20. Stormwater Management Plan:
- A. That a Stormwater Management Plan be approved by the Town Manager prior to issuance of a Zoning Compliance Permit. Based on a 25-year storm, the post-development stormwater run-off rate should not exceed the pre-development rate. The plan must show how stormwater detention for this site will be achieved.
 - B. Design and construction of any stormwater management facility shall be approved by the Town Manager.
 - C. That the applicant show pertinent off-site drainage features.
 - D. If stormwater detention is required in the easternmost parking lot, that the owner shall install bio-retention pond(s) in this location.



21. Transportation Management Plan: That a Transportation Management Plan be approved by the Town Manager prior to issuance of a Zoning Compliance Permit. This plan shall be updated and approved annually by the Town Manager. The required components of the Transportation Management Plan shall include:
- Provision for designation of a Transportation Coordinator;
 - Provisions for an annual Transportation Survey and Annual Report to the Town Manager;
 - Quantifiable traffic reduction goals and objectives;
 - Ridesharing incentives; and
 - Public transit incentives.
22. Solid Waste Management Plan: That a detailed solid waste management plan, including a recycling plan and a plan for managing construction debris, be approved by the Town Manager prior to the issuance of a Zoning Compliance Permit. Provision shall be made for an additional dumpster (for cardboard recycling) and for at least 9 rollout carts for recyclable materials, subject to Town Manager approval.
23. Detailed Plans: That final detailed site plans, grading plans, utility/lighting plans, stormwater management plans (with hydrologic calculations), and landscape plans and landscape maintenance plans be approved by the Town Manager prior to issuance of a Zoning Compliance Permit, and that such plans conform to the plans approved by this application and demonstrate compliance with all applicable conditions and the design standards of the Development Ordinance and the Design Manual.
24. Erosion Control: That a detailed soil erosion and sedimentation control plan, including provision for maintenance of facilities and modifications of the plan if necessary, be approved by the Orange County Erosion Control Officer and the Town Manager prior to issuance of a Zoning Compliance Permit.

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25. Silt Control: That the applicant take appropriate measures to prevent and remove the deposit of wet or dry silt on adjacent paved roadways.
26. Construction Sign Required: That the applicant post a construction sign that lists the property owner's representative, with a telephone number, the contractor's representative, with a telephone number; and a telephone number for regulatory information at the time of issuance of a Zoning Compliance Permit. The construction sign shall be non-illuminated, and may have a maximum of 32 square feet of display area, with a maximum height of 8 feet.
27. That the YMCA construct the new gym facility only as Phase I without requiring second means of egress. The remainder of the proposed project should be considered Phase II and require the access to Estes Drive.
28. That final plans address requirements of the Americans with Disabilities Act.
29. That the YMCA Board of Directors have the option of choosing whether the parking and drive aisles at the rear of the site should be constructed with pavement, gravel, or alternative porous material.
30. That two parking spaces be deleted at the rear of the site, so that the traffic circle may be shifted to the west (outside of the 30 foot Type "C" buffer).
31. That final plans for this development include warning signs at entrances/exits.
32. Continued Validity: That continued validity and effectiveness of this approval is expressly conditioned on the continued compliance with the plans and conditions listed above
33. Non-severability: That if any of the above conditions is held to be invalid, approval in its entirety shall be void.

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