



ATTACHMENT 10

**EXEMPTION FORM
ENGINEERING DEPARTMENT**

Request for exemption received from: Ballentine Associates, George Retschle, P.E., 221
Providence Road, Chapel Hill, NC 27514 Ph: (919) 929-0481

Date: March 22, 2005

Type of exemption requested: TRAFFIC IMPACT ANALYSIS (TIA)

Type of justification submitted: a) Written Request with Trip Analysis
b) Proposed Site Plan

Key reasons why we support this exemption:

- a) The proposed SUP modification generates less number of trips compared to the approved plan for Castalia site in Meadowmont Master Plan.
Number of Daily Trips by the Approved Plan: 967
Number of Daily Trips by the proposed Plan: 655
- b) A traffic impact analysis was prepared for the Meadowmont Master plan which includes the Castalia site. Total number of trips generated by the Meadowmont Master Plan including the proposed Castalia site is less than Council approved trips, 18,258 trips per day.
- c) Roadway Infrastructure is in place to minimize the traffic impact created by the Castalia Site.

Based upon the attached request for exemption and supporting information, we recommend that the Town Manager approve an exemption for:

Castalia at Meadowmont Special Use Permit Modification

Signed: [Signature] 3/22/05
Traffic Engineer Date

Signed: [Signature] 3/22/05
Acting Director of Engineering Date

Approved: W. Calvin Horton 3-23-05
Town Manager Date

Attachment(s): a) Written request from the Applicant/Developer
b) Proposed Site Plans

RETURN TO ENGINEERING DEPARTMENT WHEN SIGNED

16 Mar 05

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Mr. Kumar Neppalli
Traffic Engineer
Town of Chapel Hill
306 N. Columbia Street
Chapel Hill, NC 27516-2124

Subject: Castalia at Meadowmont
Request for Traffic Impact Analysis Waiver
100017.00 Vol. I 'R'

Dear Kumar,

This letter is to request a Traffic Impact Analysis Waiver for the referenced project. As we have discussed, this project is located on Meadowmont Tract 10, which is located on the south side of Barbee Chapel Road, across the street from the Hilltop Condos.

As indicated in the attached letter from Roger Waldon dated 22 Mar 99, the Town approved a request to make minor changes to the Meadowmont Master Land Use Plan. Those changes were made in an effort to reduce the overall number of trips generated by the Meadowmont Development by 25% and involved placing restrictions on the development intensity for several sites within the project.

One of the sites affected by the 25% reduction was the subject site, Tract 10 (referred to in Roger's letter as the "hilltop commercial/office site"). As a result of the MLUP modification, Tract 10 was restricted to 17,333 square feet of commercial (retail) space and 34,677 square feet of office space.

We believe that the proposed project qualifies for a waiver because we will be proposing significantly fewer trips than what was approved in the MLUP modification. This conclusion is based on the following:

Approved Number of Trips				Proposed Number of Trips			
Use	Sq. Footage	ADT*	Trips	Use	Sq. Ft. or # Units	ADT*	Trips
Commercial (Specialty Retail - 814)	17,333	40.67/1000 s.f.	705	Office (710)	52,000	7.56/1000 s.f.	393
Office (710)	34,677	7.56/1000 s.f.	262	Residential Condos (230)	9 Units	5.86/unit	53
Total Approved Trips =			967	Total Proposed Trips =			655

* Based on ITE Trip Generation Manual, 4th Edition

We believe that this site qualifies for a Traffic Impact Analysis Waiver. The following shows how we meet the requirements:

- *Daily trip generation is less than 500 (or, for a change to an existing property that does not requiring rezoning, difference in daily trip generation is less than 500); and*
 - This requirement does not apply to this site, since the site was previously approved for greater than 500 daily trips. As shown above, the proposed project will reduce the number of daily trips generated by this site by over 32% compared to the number of trips that would have been generated by the approved use.
- *No more than 250 vehicles per day (or, for a change to an existing property that does not requiring rezoning, no more than 250 vehicles per day) access an existing collector or local road; and*
 - N/A for this project.
- *The total traffic, including background traffic and additional traffic from proposed new site or redeveloped property does not exceed an average of 150 vehicles per day on any unpaved road; and*
 - N/A for this project.

The applicant submits a written request for a Traffic Impact Analysis waiver with appropriate supporting documentation including pedestrian/bicycle analysis, if applicable; and

- Please consider this our formal waiver request. Please find enclosed herewith an area map, a preliminary site plan, a copy of Roger Waldon's letter dated 22 Mar 99, and two exhibits prepared by Kimley-Horn as part of the 1999 MLUP modification which show a breakdown of the 25% reduction in the overall number of trips generated by Meadowmont.
- *The Town Manager concurs with the request.*
 - We believe that this is a reasonable request for this project and hope that the Town Manager concurs.

Please review this information at your earliest convenience and do not hesitate to call should you have any questions or require additional information.

Yours very truly,
BALLENTINE ASSOCIATES, PA

George J. Retschle, PE
Project Manager

Enclosures: as noted

Distribution: Michael Rosenberg Health Decisions, Inc.
Jim Baker, The Lundy Group

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March 22, 1999

George Krichbaum
Planned Community Development
6900 Slade Hill Road
Raleigh, NC 27615

Subject: Meadowmont Master Land Use Plan – Administrative Approval of Minor Changes Related to Overall Traffic Trip Generation (File No. 52..6)

Dear Mr. Krichbaum:

The Town staff has completed review of your request to administratively approve minor changes to the Meadowmont Master Land Use Plan as noted below:

- Restrict the "Congregate Care (or Multi-Family Residential)" development east of Meadowmont Lane to 350 congregate care units or 265 multi-family units.
- Restrict the northeast corner of Meadowmont Lane and Barbee Chapel Road to 10,000 square feet of "Office."
- Restrict the southeast corner of Meadowmont Lane and Barbee Chapel Road to 10,000 square feet of "Office."
- Restrict the hilltop "Commercial/Office site to 17,333 square feet of commercial space and 34,677 square feet of office space.
- Restrict the northeast corner of Barbee Chapel Road and NC 54 to a 4,000 square foot bank with a drive through and 4,000 square feet of office.
- Restrict the "Hotel" to 180 rooms.

As noted in your original letter dated May 1, 1998, these minor changes to the approved Meadowmont Master Land Use Plan are being requested in an effort to reduce overall trip generation from Meadowmont by approximately 25%. The reduction in overall trip generation from the Meadowmont development and the request for administrative approval of a minor change to the Master Land use Plan was discussed during the Council's May 11, 1998 Public Hearing on the Infrastructure Special Use Permit.

We hereby approve the proposed minor changes to the Meadowmont Master Land Use Plan. Should you have questions, please call the Planning Department at 968-2728.

Sincerely,

Roger S. Waldon
Planning Director

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Original Table 3 (May 1996 TIA) External Traffic Generation (Based on 5th Ed. ITE Trip Generation Manual)		
Land Use Code	Land Use	ADT
210	342 Single Family	3,202
220	795 Units Apartments	5,160
230	161 Units Townhouses	976
Total Residential		9,338
710	394,000 SF General Office	3,956
310	200 Room Hotel	1,702
814	216,380 SF Specialty Retail	8,800
832	12,000 SF High-Turnover Sit Down Restaurant	2,134
834	3,720 SF Fast-Food w/Drive Through Window	2,642
912	4,500 SF Bank w/Drive Through	1,126
912	4,500 SF Bank w/Drive Through	1,126
411	70 Acre County Park	210
Total Non-Residential		21,696
Total Trips		31,034
Internal Capture		2,660
Pass-By		3,860
Transit/Bicycle/Pedestrian		0
TOTAL NEW TRIPS		24,514

	1,000 Student Middle School*	1,000
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* Middle school traffic not included in the original ADT volumes

Revised Table 3 (a) (May 1998) External Traffic Generation (Based on 5th Ed. ITE Trip Generation Manual)		
Land Use Code	Land Use	ADT
210	343 Single Family Units	3,212
220	555 Apartments Units	3,571
230	163 Townhomes Units	986
Total Residential		7,769
710	447,666 SF General Office	4,358
310	180 Room Hotel	1,526
814	156,934 SF Specialty Retail	6,382
832	12,000 SF High-Turnover Sit Down Restaurant	2,134
834	(Deleted)	0
912	4,000 SF Bank w/Drive Through	1,054
912	(Deleted)	0
411	70 Acre County Park	210
Total Non-Residential		15,684
TOTAL TRIPS		23,433
Internal Capture		1,925
Pass-By		2,392
Transit/Bicycle/Pedestrian		858
TOTAL NEW TRIPS		18,258
% Reduction from original TIS		25.52

	800 Student Middle School*	800
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Comparative Evaluation of Proposed Adjustments
to Meadowmont Master Plan
Based on the 5th Edition ITE Trip Generation Manual

ADJUSTMENT CODE	ADJUSTMENT	DELETED TRIPS	ADDED TRIPS	DIFFERENCE
A	Delete 237 of 502 Apartments Assigned as Future Use	-1569		-1569
B	Delete 1 Fast Food W/Drive Thru;	-2642		-2822
	Delete 6,280 sf of Retail	-255		
	Add 10,000 sf of Office		+75	
C	Delete 1 Bank w/Drive Thru;	-1126		-1275
	Delete 5,500 sf of Retail	-224		
	Add 10,000 sf of Office		+75	
D	Delete 34,666 sf of Retail on Hilltop;	-1410		-1148
	Add 34,666 sf of Office		+262	
E	Reduce 1 Bank from 4500 sf to 4,000 sf	-72		-814
	Delete 18,000 sf of Retail	-732		
	Delete 1,000 sf of Office	-10		
F	Reduce Hotel from 200 Rooms to 180 rooms	-176		-176
*	Delete 3 Apartments;	-20		+203
	Add One Single Family Home and Two Townhomes		+20	
	Add 1,000 sf of Retail for Each of 5 Non-Residential Corner Lots		+203	

*Adjusted to conform with Infrastructure SUP Submittal