

**SUMMARY OF  
PLANNING BOARD ACTION**

**Subject:** Starbucks at Eastgate: Application for Special Use Permit Modification

**Meeting Date :** September 5, 2006

**Recommendation:** That the Council approve the Special Use Permit Modification for the proposed Starbucks at Eastgate with the adoption of Resolution A, as attached to the Staff Report dated September 5, 2006, with conditions to delete, add and revise stipulations as described below:

Delete the two stipulations below:

~~Determination of Substantial Improvement: Pre Construction: That the applicant shall provide certification, including a detailed estimate of proposed improvements, from the appropriate licensed professional, *that there is no proposed substantial improvement*, subject to approval by the Town Manager, prior to issuance of any Zoning Compliance Permit or any Building Permit.~~

~~Determination of Substantial Improvement: Post Construction: That the applicant shall provide certification, including a detailed construction expense report, from the appropriate licensed professional, *that there is no substantial improvement*, subject to approval by the Town Manager, prior to issuance of any Certificate of Occupancy.~~

Add one new stipulation below (to replace the above deleted stipulations):

Compliance With State and Federal Floodplain Regulations: The applicant shall comply with State and Federal regulations pertaining to redevelopment in the Federally regulated floodplain or floodway and either 1) flood-proof the proposed redeveloped structure or 2) provide certification from a licensed professional that there is no proposed substantial improvement, subject to Town Manager approval.

Revise the stipulation below (increase number of bicycle parking spaces):

Bicycle Parking: That the applicant shall provide 3 6 Class II bicycle parking spaces, with wave-type bicycle racks in a well-lighted, covered location, subject to Town Manager approval prior to issuance of a Zoning Compliance Permit.

**Vote:** 7 - 0

Ayes: George Cianciolo, Tom Jensen, Nancy Milio, Gene Pease, Ruby Sinreich (Chair), James Stroud and Judy Weseman.

**Prepared by:** Ruby Sinreich, Chapel Hill Planning Board  
Phil Mason, Staff

PM For RS