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ATTACHMENT 5

SUMMARY OF
PLANNING BOARD ACTION

Subject: The Residences at Chapel Hill North: Partial Revocation of the Chapel Hill North Phase I Special Use Permit

Meeting Date : October 17, 2006

Recommendation: That the Council approve a Partial Revocation of the Chapel Hill North Phase I Special Use Permit with the adoption of Resolution A with condition, as attached to the Staff Report for the Residences at Chapel Hill North Phase II Special Use Permit, dated October 17, 2006 with the following conditions:

Add one new stipulation:

Relationship to the Proposed Chapel Hill North Phase II Special Use Permit: That the approval of the Partial Revocation of the Chapel Hill North Phase I Special Use Permit will be not be valid unless the Council approves the proposed Chapel Hill North Phase II Special Use Permit application.

Vote: 7 – 0

Ayes: Margaret Campion, George Cianciolo (Vice-Chair), Tom Jensen, David Johnson, Gene Pease, Ruby Sinreich (Chair), and James Stroud.

Prepared by: Ruby Sinreich (Chair), Chapel Hill Planning Board
Phil Mason, Staff

PM for RS

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SUMMARY OF PLANNING BOARD ACTION

Subject: The Residences at Chapel Hill North: Phase II Special Use Permit

Meeting Date : October 17, 2006

Recommendation: That the Council approve the Chapel Hill North Phase II Special Use Permit with the adoption of Resolution B, as attached to the Staff Report dated October 17, 2006 with conditions as described below:

Add new stipulation:

Pedestrian Cross-Access Through Site With Walkway: That the applicant shall provide a generally east/west oriented pedestrian access and walkway through the central part of the site providing for pedestrian access from the retail part of Chapel Hill North to the future development to the east. Design to be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.

Delete stipulations:

Delete 13 required vehicular and pedestrian improvements on southeast corner of site, thereby extending Old University Station Road. Stipulation 22 duplicated stipulation 13.

Revise stipulations:

Change timing of Town Manager approval of stipulations 17-21 from "prior to issuance of Zoning Compliance Permit" to "subsequent to issuance of a Zoning Compliance Permit, but prior to issuance of a Building Permit."

Vote: 4 – 3

Ayes: George Cianciolo (Vice-Chair), David Johnson, Gene Pease, and Ruby Sinreich (Chair).

Nays: Margaret Campion, Tom Jensen, and James Stroud.

Issues: Board members that were opposed to approval were primarily concerned with cumulative development impacts for the Northwest part of Chapel Hill.

Prepared by: Ruby Sinreich (Chair), Chapel Hill Planning Board
Phil Mason, Staff

PM for RS

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**SUMMARY OF
PLANMNG BOARD ACTION**

Subject: North West Area Study

Meeting Date : October 17, 2006

Recommendation: That the Council initiate a study of the combined impacts of existing and proposed development in the Northwest part of Chapel Hill, including the areas around the Martin Luther King, Jr. Boulevard, Weaver Dairy Road, and Eubanks Road. The study could be a Small Area Plan, a Citizens Committee Advisory Committee or Task Force, a traffic study, or the like.

Vote: 7 - 0

Ayes: Margaret Campion, George Cianciolo (Vice-Chair), Tom Jensen, David Johnson, Gene Pease, and Ruby Sinreich (Chair), and James Stroud.

Prepared by: Ruby Sinreich (Chair), Chapel Hill Planning Board
Phil Mason, Staff

PM For RS