

Chapel Hill 40
(Formerly VilCom)
Weaver Dairy Road at VilCom Center

Statement of Justification
Special Use Permit Modification Request

This proposal requests to modify an existing Special Use Permit Approved in 1999 in order to allow construction of a Hotel on the northeastern most building pad. The approved SUP illustrated 3 new office buildings to be built proximate to the previously existing Mclamroch Hall.

2 of the 3 buildings have since been constructed, and the pad for the 3rd building has been substantially graded in anticipation of the future building construction.

The request is to allow the 3rd building to be built as a hotel of the same height and square footage as the previously approved office building.

Four finding must be made by the Manager, Planning Board and Council in order to approve a Special Use permit. Those findings, and our rational for how we address them, are as follow:

1) *The use or development is located, designed and proposed to be operated so as to maintain or promote the public health, safety and general welfare.*

These issues can generally be condensed down to traffic impacts, availability of public utilities, air, water and soil pollution, trash handling and affects such as noise and restricting access to air and light.

Traffic impact was deemed acceptable on the approved SUP. Access into the property is from two driveways onto a major street Weaver Dairy Road), and one is signalized. The proposed modification should actually reduce traffic generation somewhat from the currently approved configuration, as a hotel generates fewer daily trips than an office building of the same size, and the trips tend to be off-peak hour, further heiping the rush hour traffic situation.

All public utilities are now extended to this portion of the Site

Storm water management devices meeting the requirements of the previous Development Ordinance have previously been installed, and additional rainwater collection and storage measures will be installed for this building which meet the new LUMO requirements and provide a source for irrigation water.

Erosion Control measures will be installed prior to beginning construction to prevent sediment from leaving the construction area.

The refuse collection area is located central to the site and away from the neighboring properties, so that any affects from noise or odor will be mitigated by the distance from the neighbors.

Site lighting will meet Town requirements so as not to impact off-site properties, and will conform to ASHRAE "Dark Sky" standards