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Statement of Justification (Special Use)

Finding #1: That 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.

The project under review for this Special Use Permit would replace an existing building on the Faculty-Staff Recreation Association (FSRA) site located on Barbee Chapel Road and known as "The Farm". The new building occupies approximately the same site as the existing building. The facility will house similar functions as the present building with a net increase of one classroom and an exercise room. A caretakers apartment currently located in the existing building is not being replaced.

No increased traffic is anticipated as a result of this improvement to the overall site of "The Farm". Accessed from Barbee Chapel Road, a paved loop road with one-way movement through the site provides a safe circulation route that has served the Farm community very well. Over the years sight lines at the loop road exit have been compromised by overgrown vegetation. The site plan indicates selective clearing to provide for safe sight lines onto Barbee Chapel Road.

Utilities needed for this project are currently available and will be maintained and upgraded as necessary for this construction. The addition of natural gas, which is not currently available on site, will be investigated as part of this SUP process.

This site is not located in any known floodway, floodplain or resource conservation district.

Finding #2: That the use or development complies with all required regulations and standards of this chapter, including all applicable provisions of Article 3, 4, and 5 and the applicable specific standards contained in Section 6, and with all other applicable regulations.

This proposed addition to "The Farm" complies with all applicable required regulations and standards of Articles 3, 4, 5 and 6 of the Land use Management Ordinance. Chapel Hill, North Carolina. Specific to this project are the following:

Article 3.2, Zoning Atlas

This project conforms to the zoning atlas and the Office/Institutional – 2 (OI-2), which is intended to provide medium-intensity office and institutional development.

Article 3.3, General Use Districts

The Farm is a 28 acre site located in the Office/Institutional-2 (OI-2) zoning district within the Town limits and the Town Urban Services Area. The Land Use Plan, a component of the Comprehensive Plan, identifies this site as University.

Articles 3.4, 3.5, 3.6

The property is not located in a conditional use district, special district or overlay district as defined by the Chapel Hill Land Use Management Ordinance.

Article 3.7, Use Regulations

Table 3.7-1: Use Matrix indicates that Recreation: Non-profit is a permitted use in the OI-2 zoning district.

Article 3.8, Dimensional Standards

Proposed project meets and exceeds all requirements of Table 3.8-1: Dimensional Matrix.

Article 4.5, Special Use Permits

This project will follow the submittal process outlined in Article 4.5.

Article 5.3.1, Erosion & Sedimentation Control

Final plan submittal will indicate erosion and sedimentation control measures that shall be part of the construction process for this project.

Article 5.4, Stormwater Management

Current stormwater management on site is achieved by surface run-off contained within the site boundaries. Plans indicate additional bioretention for stormwater management with minimal impact expected.

Article 5.6, Landscaping, Screening and Buffering

Plans indicate compliance with required buffer Types "B" and "C".

Article 5.7, Tree Protection

The proposed building is sited between three mature existing trees. Plans indicate construction measures to ensure protection during construction.

Article 5.8, Access and Circulation

Current entrance locations from and exit to Barbee Chapel road will remain. The plan proposes improving the sight lines at the loop road exit onto Barbee Chapel Road.

Article 5.9, Parking and Loading

Parking is currently provided at several points along the loop access road. Plans indicate handicapped accessible parking in the parking area adjacent to the proposed building. Small van and truck deliveries are accommodated in the service loop area.

Article 5.10, Disability Access

New building and associated outdoor spaces are fully compliant with Chapter 5 of the Town Code of Ordinances.

Article 5.11, Lighting Standards

No additional site lights are planned as part of this improvement. New low-voltage lights at the proposed front porch will light the walkway.

Article 5.12, Utilities

The site's and building's sewer and water are provided by OWASA, electricity by Duke Energy. Public service will be contacted to provide natural gas to the site for future use.

Article 5.13, Solid Waste Collection and Recycling

Solid Waste Management Plan is included as part of this SUP application.

Article 5.14, Signs

The property currently has one entrance sign located at the intersection of Barbee Chapel Road and the property entrance #1 Alice Ingram Circle. This sign meets Article 5.14.9 and will remain. Temporary signs as permitted under this article will be used during construction to identify the project.

Article 5.15, Performance Standards During Construction

Standards in Article 5.15.2 shall be included in the project Specifications and Project Manual and Contract for Construction between Owner and Contractor.

Finding #3: That the use or development is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity.

The proposed addition to "The Farm" maintains the small-scale, rural character of the site that has provided swimming and tennis facilities to families of the UNC system and UNC Hospitals in Chapel Hill since 1967. With generous buffers at contiguous properties as well as everyone traveling along Barbee Chapel Road. The continued use of this site as a non-profit recreation facility is a permitted use and conforms to the Zoning Atlas and Comprehensive Plan for Development in Chapel Hill.

Finding #4: That the use or development conforms with the general plans for the physical development of the Town as embodied in this chapter and in the Comprehensive Plan

The FSRA leadership and management have worked diligently to maintain the rural character of the property while providing accessible recreational opportunities for over 750 member families. The proposed building is consistent with this mission and with a commitment to responsible stewardship of this important piece of property. The guiding principles throughout the planning process have been to minimize disturbance to the site, embrace a style and palette of materials that complement the site, and replace an aging and inaccessible structure with one that is appropriate, functional and sustainable. This is consistent with the Comprehensive Plan and extends it in many ways, most notably by maintaining the rural buffer/urban services boundary and by conserving and protecting the Town's existing natural setting.