

SUMMARY OF COMMUNITY DESIGN COMMISSION ACTION

Subject: Montessori - Special Use Permit Modification

Meeting Date: December 15, 2004

Recommendation: That the Council approves the Special Use Permit with the adoption of Resolution A as recommended in the December 15, 2004 memorandum from the Planning Director, with the following changes:

1. That Stipulation #5 and #30 in Resolution A be replaced with revised wording as noted below:

- Stipulation #5 - Bicycle Parking: That the development shall provide 40 covered bicycle spaces. The location of the spaces shall be in accordance with annotated Plan L1.00 (attached) unless otherwise approved by the Town Manager, prior to issuance of a Zoning Compliance Permit.

Table with 2 columns: Total Number or Required Spaces, 40

- Stipulation #30 - Construction Management Plan: That a Construction Management Plan, indicating how construction vehicle traffic will be managed and restricting work hours as outlined in the below table, shall be approved by the Town Manager prior to the issuance of a Zoning Compliance Permit. Noise generating construction activities shall be minimized on Saturday's whenever possible.

Table with 4 columns: Monday-Friday, Saturday, Sunday, Hours of Operation. Includes text: In certain cases and the prior approval of the Town Manager, hours of operation may be extended beyond the listed restricted hours...

2. That Stipulation #9 in Resolution A be deleted:

- Stipulation #9 - Supplementary Board Fencing: That the applicant shall provide supplementary board fencing for sound mitigation in the northwest corner of the site, adjacent to the ball field, with dimensions approximately 225 feet in length on the northern boundary and 325 feet in length on the western boundary and of adequate height to mitigate noise, to be approved by the Town Manger prior to issuance of a Zoning Compliance Permit

3. That two new Stipulations be inserted into Resolution A:

- Stipulation A - HVAC Noise Analysis: That the Final Plan submission shall include a noise analysis study of the proposed HVAC system to determine if the proposed system complies with the Town of Chapel Hill noise ordinance.
Stipulation B - Supplemental Buffers: That the approved plan shall included the supplemental conceptual north and west landscape buffer plan as shown on plan sheet L1.00 (attached) and dated October 06, 2004.

Vote: 9-0

Ayes: Mark Broadwell, George Cianciolo (Chair), Chris Culbert, Thatcher Freund, Glenn Parks, Scott Radway, John Runkle, Amy Ryan, Jonathan Whitney

Nay: None

Prepared by: George Cianciolo, Chair GP for GC
Gene Poveromo, Staff