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December 14, 2004

**Southern Orange County Senior Center
APN 04057**

**Special Use Permit
Statement of Justification**

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.

This modification to the original Special-Use-Permit, approved by Council, is located on property owned by the County of Orange. The new Senior Center will occupy a parcel originally identified on the Southern Human Services Campus Master-plan. Nestled into a sloping landscape the new Senior Center will have visual access to Homestead road and will be generally served by the main entry drive for the campus. Major utilities already on-site will require only minimal extensions from their main routes to serve this new development.

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.

The Southern Human Services Campus occupies a parcel of land currently zoned R-5-C, Use Group B, a Public Use Facility. As shown on the submitted site-plan, the new Senior Center complies with current Town shading, buffer, green space, and planting standards. Refer to the Project Fact Sheet for further information.

Careful consideration was given to the location of entries and open space in and around the new Senior Center. The main Courtyard is located to the North of the building allowing shading of the space during the long summer season. Keeping the intended population's limited mobility in mind, at-grade covered entries with generous amounts of open space at each level are provided to allow accessible entry to every portion of the building.

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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.

As a component of the Southern Human Services Campus Master plan the new Senior Center will be immediately adjacent to similar uses, specifically the existing Human Services facility.

The proposed development is of a character and scale that will maintain and/or improve the surrounding property values. We expect the new Senior Center to both enliven and enhance the adjacent neighborhoods.

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

The proposed development, a Senior Center owned by the County of Orange, will be correctly located on property defined as Institutional as illustrated on the Land Use Plan of the Comprehensive Plan for the Town of Chapel Hill.

A portion of the Chapel Hill Resource Conservation District (RCD) extends on to the property where this development is proposed to be located. The building pad of this development will be separated from the RCD by the main entry drive for the Southern Human Services Campus. The proposed storm-water pond for this development will be adjacent to the RCD but separated by the required buffer. Refer to the submitted site plan for further information.