

**Statement of Justification (Special Use Permit) The Family House at UNC Hospitals**  
23 September 2005

We hereby request approval of a Special Use Permit for the above-referenced facility on the following merits:

***Public Health, Safety, and General Welfare***

1. It will not significantly increase traffic on the adjoining road, because residents will arrive for an extended stay and make use of the Hospital Shuttle Bus, which already travels to the Ronald McDonald House, next door, to visit their relatives at the Hospital. Consequently, the town has granted a TIA waiver.
2. Town water, sewer, and gas are available along the frontage. Fire hydrants will be included in the site amenities.
3. There will be no greater discharge of storm water from the site than currently occurs.

***Compliance with required Regulations and Standards***

1. The project will comply with or exceed the buffer, setback, and intensity standards. It will generally meet the height standards. Fewer parking spaces will be provided because of the utilization of the Hospital Shuttle Service, we therefore request a waiver of the Town Parking Requirements to allow this..
2. The operators will coordinate development of the extensive open meadow and walking path with the Botanical Garden and the Ronald McDonald house, for the benefit of the neighborhood. Among the amenities for the neighbors will be full cut-off site lighting that will comply with Orange County Guidelines.
3. The Family House has submitted a petition for a text amendment to increase the number of guest rooms to 40.

***Enhancement of Property Values and Providing for a Public Need***

1. The Residential Support Facility classification of the project exactly matches the use of the adjacent property (Ronald McDonald House).
2. It complies with the current use classification for the property.

3. By virtue of the large area of open space on the property, and the traditional style and scale of the architecture, it will enhance and protect the value of neighboring properties.
4. The hospital is in dire need of appropriate facilities for accommodations in which families of long-term treatment patients and their families may comfortably reside.
5. The facility intends to make constant use of the Hospital Shuttle Bus that currently travels to the Ronald McDonald House, next door. This will increase the efficiency of the service and reduce the traffic that would generally have come from area hotels by means of personal vehicles.

***Conformance to Plans for the Town's Physical Development***

1. This project is of a type that is permitted by the zoning ordinance for the proposed site.
2. The location of the project does not conflict with any of the long-range town plans.