

SUMMARY OF  
PLANNING BOARD ACTION

**Subject:** Family House at UNC Hospitals Application for Special Use Permit

**Meeting Date :** October 18, 2005

**Members Present:** Ruby Sinreich (Chair), Rebecca Boyles (Vice-Chair), Margaret Campion, George Cianciolo, Timothy Dempsey, Nancy Milio, Gene Pease, and Mitch Strobin.

**Members Absent:** James Stroud.

**Recommendation:** That the Council approve the Special Use Permit for the proposed Family House at UNC Hospitals with the adoption of Resolution A, as recommended in the Staff Report dated October 4, 2005, subject to the following changes:

Add the following stipulations:

- Surety Guarantee for Old Mason Farm Road Improvements: That the applicant shall provide a surety guarantee for 125% for the estimated value of the required Old Mason Farm Road infrastructure improvements, prior to issuance of the Zoning Compliance Permit, for the sidewalk, curb and gutter, 3-foot wide grass strip and 2-foot widening of pavement, should the applicant choose not to complete these infrastructure improvements prior to issuance of a Certificate of Occupancy. The improvements shall be completed no later than one year after the issuance of a Certificate of Occupancy.

The Planning Board agreed with the staff recommendation to provide the applicant flexibility for the provision of Old Mason Farm Road improvements to accommodate planned OWASA utility work in this corridor.

- Preserve Existing Vegetation on Northern Boundary: That the applicant not disturb the existing vegetation between the former golf-cart path and the northern property line except in circumstances where the supplemental vegetation is being provided to enhance the existing vegetation.

The Planning Board recommended this stipulation in response to neighborhood concerns about preserving existing vegetation adjacent to the Highland Woods Neighborhood.

Remove the following stipulations:

- Left Turn Lane: Prior to issuance of a Certificate of Occupancy, the applicant shall provide an 11-foot wide center turn lane from the intersection of U.S. 15-501 at Old Mason Farm Road, to the western-most driveway entrance to the site. Furthermore, a 295-foot transition taper

shall be extended in an eastern direction from the driveway entrance. The design must be approved by the Town Manager and the North Carolina Department of Transportation prior to issuance of a Zoning Compliance Permit.

The Planning Board agreed with the staff recommendation to remove this stipulation in response to new information provided by the applicant.

Revise the following stipulation (strikethroughs for deletions and underlines for additions, except for title of stipulation):

- Driveway Width for Refuse Collection: The width of the driveway dedicated to refuse collection shall not exceed ~~12~~ 20 feet, subject to Town Manager approval, prior to issuance of a Zoning Compliance Permit.

The Planning Board agreed with the applicant's argument that the utility entrance requires a 2-way width to accommodate refuse collection traffic as well as other service vehicles.

**Vote:** 8 - 0

**Ayes:** Ruby Sinreich, Rebecca Boyles, Margaret Campion, George Cianciolo, Timothy Dempsey, Nancy Milio, Gene Pease, and Mitch Strobin.

**Nays:** None.

**Issues Raised:** The following issue was raised by Planning Board members:

Fordham Boulevard / Old Mason Farm Road Crosswalk: Planning Board Members voted on a petition for the Engineering Department to do a traffic study to determine the feasibility of providing a crosswalk on Fordham Boulevard at Old Mason Farm Road to enhance safety for pedestrians and cyclists.

The Planning Board did discussed stipulating that the Family House applicant provide a payment-in-lieu for the crosswalk but decided that it should be studied first. *This petition was made separately from the Family House at UNC application.*

**Vote:** 8 - 0

**Ayes:** Ruby Sinreich, Rebecca Boyles, Margaret Campion, George Cianciolo, Timothy Dempsey, Nancy Milio, Gene Pease, and Mitch Strobin.

**Prepared by:** Ruby Sinreich, Chapel Hill Planning Board  
Phil Mason, Staff

PM for RS