

(62)

## SUMMARY OF PLANNING BOARD ACTION

**Subject:** Village Plaza Shopping Center Renovation - Application for a Special Use Permit

**Meeting Date:** September 3, 2002

**Recommendation:** That the Council approves the application for the Village Plaza Shopping Center Renovation, as recommended in the Staff Report dated September 3, 2002, subject to the following changes:

- Construction for Phase I is completed within 5 years and construction for Phase II is completed within 10 years from the date of approval.
- Maximum floor may include up to 24,840 square feet of residential floor area.
- Wheel stops shall be installed for parking spaces perpendicular to the sidewalk along Elliott Road.
- Park and Ride spaces shall be reserved between 6:00 am and 6:00 pm Monday through Friday.
- Minimum number of bicycle parking spaces shall be 48 and shall be distributed proportionally around the site.
- Alternate Type "A" bufferyard may be installed along Elliott Road in front of the proposed 2,000 square foot building.
- Stormceptor units may be replaced with a similar Best Management Practice design.

**Vote:** 7-2

**Aye:** Scott Radway, Sally Greene, Coleman Day, Timothy Dempsey, Thatcher Freund, Nancy Gabriel, Ruby Sinreich.

**Nay:** Gay Eddy, Suzanne Haff


**Reasons for Dissenting Votes:**

Parking: Both dissenting board members agreed that the proposal did not include an adequate number of parking spaces. They also expressed a concern with overflow parking from the proposed development spilling into the Whole Foods shopping center parking area.

Development Intensity: Both members stated that the proposal created too much density on the site. One member expressed a preference for a greater mix of uses, including more residential use and less impervious surface area.

Special Use Permit Finding: Because of the development intensity and parking issues, one board member felt that the proposal did not meet the Special Use Permit Finding #1, regarding health, safety and general welfare.

**Prepared by:**

Scott Radway, Chapel Hill Planning Board   
Gene Poveromo, Staff