

Concept Plan Application

For:



Facility Expansion
1602 East Franklin Street
Chapel Hill, NC

PIN #9799-14-1643

Applicant:

SHC Construction Services, LLC
12201 Bluegrass Parkway
Jeffersontown, Kentucky 40299
(502) 568-7951

Civil Engineer:



**Ballentine
Associates, P.A.**

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<u>Issue Dates</u>	<u>Description</u>
24 May 2016	Concept Plan Submittal

Developer's Program

Signature HealthCare plans to expand the existing group home facility located at 1602 East Franklin Street. The existing development was approved under a Special Use Permit (SUP) issued in 1979. The property is 5.10 acres and the existing building is 39,870 square feet. Expansion plans will add 9,620 square feet of floor area, bringing the finished building to 49,490 square feet, and because the expansion will add more than 5% to the overall floor area, an SUP modification will be required. The project will also feature an enhanced occupant drop-off and pick-up area at the front, southwest corner of the building. The existing parking lot contains 79 parking spaces. A portion of the existing parking will be removed in order to provide space for the building expansion, while remaining existing parking will be reconfigured and expanded in order to meet current town standards. The new parking area has been designed with the goal of maximizing the preservation of existing specimen and rare trees. To meet Town stormwater requirements, a rain garden will be constructed between the proposed building expansion and East Franklin Street. Landscaping in the rain garden will be provided with two goals in mind; to meet Town design manual requirements, and to provide an attractive, well-maintained landscape feature.

There are two vehicular access points to the site; with primary access off East Franklin Street, and a connection to a common drive to the east, which terminates at South Elliott Road. These connection points will be maintained, and pedestrian walkway connectivity on the site will be improved to provide for enhanced circulation through and around the site. Existing refuse and recycling will remain in its current location within a bay on the southern side of the building.

Utilities on site, including site lighting will be updated to suit the project needs. No public water or sanitary sewer improvements are anticipated.

Statement of Compliance with Town Design Guidelines

The existing facility is located near the intersection of Elliott Road & East Franklin Street. The building addition has been designed to be congruous with the existing architectural elements as well as to enhance the appearance of the structure from street and neighboring views.

As noted in the Developer's Program, the project will include a stormwater rain garden, which will be designed to meet the Town Guidelines.

Also as noted in the Developer's Program, the new parking layout has been designed with the goal of preserving many of the large, rare and specimen trees on site. Landscaping will be bolstered to comply with stipulations in the original SUP as well as in accordance with the Town's design manual.

Vehicular and pedestrian access and circulation will be improved to accommodate the needs of the expanded building. Existing and new parking areas will be designed to meet current Town standards, while walkways will be enhanced to create continuous routes from the building to each site access point (East Franklin Street and the common drive to Elliott Road). In addition, bicycle parking will be provided in compliance with the current design manual, including addition of required enclosed bicycle parking (locations will be finalized with Special Use Permit Modification plans). And, inside the building, shower and locker facilities will be made available to cyclists.

As noted in the Developer's Program, improvements to public water and sewer are not anticipated as part of this project. However, site lighting will be designed to accommodate proposed site amenities.

Statement of Compliance with the Comprehensive Plan

Below is a brief outline expressing several ways in which Signature Healthcare (SHC) of Chapel Hill does and will continue to embrace & conform to the ideas and themes driving the Comprehensive Plan:

A Place for Everyone

- The existing facility provides much needed services for everyone, including long-term care and short-term rehabilitation for both residents and local patients.
- The facility expansion will provide additional space, which will bolster SHC's ability to provide essential services to residents and patients, whether local or from out of Town.

Community Prosperity and Engagement

- Care facilities like SHC of Chapel Hill are crucial to any community's prosperity.
- Community involvement has been and will continue to be a goal of SHC of Chapel Hill.

Facilitate Getting Around

- Planned improvements to the site will enhance the walkability & bike-ability within the site as well as to and from the site.

Good Places, New Spaces

- SHC of Chapel Hill is located close to local businesses, including restaurants, Whole Foods, etc.

Nurturing Our Community

- SHC provides an exemplary working environments; SHC was named as one of Modern Healthcare's 2015 "Best Places to Work in Healthcare."
- The facility's in town location with nearby living opportunities and restaurants helps to reduce vehicular traffic and thus improve air quality.
- To control runoff, stormwater best management practices will be designed for this project.

Town and Gown Collaboration

- SHC of Chapel Hill provides internship and job opportunities for UNC students and graduates.
- SHC of Chapel Hill collaborates with UNC hospitals.