

PROJECT NARRATIVE
AND
STATEMENT OF JUSTIFICATION

Special Use Permit Modification Application

For:



PIN #9799-14-1643

Applicant:

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

Civil Engineer:



**Ballentine
Associates, P.A.**

221 Providence Road
Chapel Hill, NC 27514
(919) 929-0481

<u>Issue Dates</u>	<u>Description</u>
23 Nov 2016	SUP Modification Submittal

PROJECT NARRATIVE

Signature HealthCARE of Chapel Hill 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 40,046 square feet. Expansion plans will add 9,600 square feet of floor area, bringing the finished building to 49,646 square feet, and because the expansion will add more than 5% to the overall floor area, approval of this 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, an underground stormwater management facility will be constructed underneath the existing parking lot island to the south of the new building entrance. Existing landscaping will be preserved to the extents practicable and supplemental new landscaping will be provided in order to meet Town requirements.

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.

Public Art Proposal – During the development review process, Signature HealthCARE will consult with the Town of Chapel Hill Public Arts Office for guidance in determining the right project and artist for our site.

STATEMENT OF JUSTIFICATION

As required by the Land Use Management Ordinance Section 4.5.2 *Standards and Findings of Fact*, in order to receive recommendation of SUP modification approval by the town manager, the following findings shall be made concerning the Signature HealthCARE facility expansion:

1. The proposed Signature HealthCARE facility expansion will be ***designed and operated so as to maintain and promote public health, safety, and general welfare***. Currently at its Chapel Hill facility, Signature provides health maintenance and recovery services to those in need. In recent years, they have recognized the need for additional space, where short term recovery patients can take advantage of new therapy opportunities on site. Signature HealthCARE is well known for providing exemplary care, and by evolving and expanding their existing building, they can continue to provide a highly functional group care facility in a safe environment for employees, patients and visitors.
2. Proposed modifications to the existing SUP will be designed to ***comply with all required regulations and standards of the Land Use Management Ordinance, including all applicable provisions of articles 3 and 5, and applicable specific standards contained in the supplemental use regulations (article 6), and all other applicable regulations***. Several examples of compliance are as follows:

Compliance with Article 3:

- The existing *group care facility* use is a permitted use within the existing R-5 zoning district.
- The proposed building expansion will be in compliance with required building setbacks.
- Existing landscape buffers will be maintained or improved so as to meet Town approval.
- The combined expansion & existing building square footage will add up be less than the allowable floor area for this site under the existing R-5 zoning.

Compliance with Article 5:

- Existing landscape buffers will be maintained or improved so as to meet Town approval.
- Stormwater management will be designed to be in compliance with Section 5.4 of the LUMO.
- Bicycle parking will be added to bring the site up to Town standards.

Compliance with Article 6:

- Signature HealthCARE has been in operation (though in the past under different title and management) since the late 1970s. Per GIS research, The Signature HealthCARE facility is currently not located within 500 feet of a zoning lot containing another existing group care facility.

3. The existing facility is ***located*** where it helps to ***enhance the value of contiguous property***, as it is surrounded by businesses on 3 sides, and therefore our employees, patients and visitors help to boost patronage in the area. Likewise, the proposed improvements to the site are ***designed to***

maintain and enhance the value of contiguous property, because we will be improving upon our appearance. In support of this finding, it should also be stated that our *use & development is a public necessity*, because Signature HealthCARE provides a very valuable service to our community.

4. The development modifications *conform with the general plans for the physical development of the town as embodied in* the LUMO, Town Design Guidelines, *and in the comprehensive plan*:

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 narrative, the project will include an underground stormwater facility, which will be designed to meet the Town Guidelines.

Also as noted in the narrative, 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 Project Narrative, 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.

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 hospital.