



Chapel Hill Cooperative Preschool

Application	Site Plan Review (SPR) Project #16-088	Special Use Permit (SUP) Project #17-086
Submittal Date	August 25, 2016	Concept Plan Application: 8/22/17 SUP Application: Not Submitted
Status <i>Refer to Reverse Side for Details</i>	Approved* The Board of Adjustment upheld the Planning Commission's decision on 4/26/17 and added two conditions concerning parking and an enrollment cap.	Concept Plan Review This is a pre-requisite step in the SUP application process. A SUP application can be submitted following Community Design Commission review of a Concept Plan.
Application Contents <i>Plan comparison: chplan.us/17-086</i>	<ul style="list-style-type: none"> Approved elements shown in grayscale: Preschool building Original parking lot other related elements (i.e. stormwater) 	<ul style="list-style-type: none"> Proposed new elements shown in color: Additional parking spaces (yellow) Additional land disturbance "LOD" (pink) Temporary drop-off spaces (blue)
Decision Body	<i>Original Application:</i> Planning Commission <i>Appeal:</i> Board of Adjustment	Town Council
Total Floor Area	9,000 square feet	9,000 square feet (Same as Approved Site Plan Review application)
Number of Parking Spaces	31 (The Minimum Number Stipulated by the Board of Adjustment)	45 (14 additional spaces compared to Approved Site Plan Review application)
Land Disturbance	39,942 square feet	50,150 square feet

What is a Site Plan Review (SPR)? A process for applications that propose less than 20,000 square feet of floor area, less than 40,000 square feet of land disturbance, and does not require rezoning. An SPR application is reviewed by staff and decided by the Planning Commission. Review and a decision on an SPR application must be based solely on its compliance with standards in Land Use Management Ordinance (LUMO) and Town Code.

What Qualifies an Application for a Site Plan Review? The Town is obligated to perform a review under this process according to the LUMO if an application stays under the thresholds for a Site Plan Review.

What is a Special Use Permit (SUP)? A quasi-judicial review process and decision by Town Council for applications that either exceed the thresholds described above, or require a rezoning. In order to approve a SUP application, the Town Council must make the four required findings of fact contained in section 4.5.2 of the LUMO. These findings concern both compliance with specific ordinance standards as well as more general policy considerations such as the effects of an application on the values of contiguous properties.

What is Staff's Role: Staff shares information on ordinance standards and policy considerations, reviews the application for compliance with the LUMO and Town Code, and produces a compliance report for residents, the applicant, advisory boards, and Town Council.

***Why did the Board of Adjustment Review the Preschool?** On February 24, 2017, an appeal was filed. The appeal was of the Planning Commission's January 25, 2017 decision to approve the Site Plan Review application that approved the preschool. The appellants included two claims in their appeal, summarized here:

1. A traffic impact analysis exemption was granted by the Town based on inaccurate trip information provided in the preschool's application.
2. The Town did not adequately account for or represent recommendations from a memo prepared by the NCDOT Municipal and School Transportation Assistance Program.

***What did the Board of Adjustment Decide?** On April 26, 2017, the Board of Adjustment conducted an appeal hearing and found that there was insufficient evidence to support either claim. The Board upheld the Planning Commission's decision to approve the preschool and modified the approval by adding two conditions:

1. That the minimum required vehicular parking shall be 31 spaces
2. The maximum number of students and staff shall not exceed 80 and 20, respectively

For More Information: Visit the project's webpage: <http://chplan.us/17-086>

Timeframe

Site Plan Review

Project #16-088

Special Use Permit

Project #17-086

Fall 2016

Winter 16-17

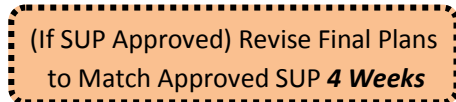
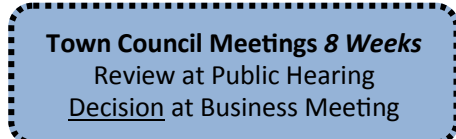
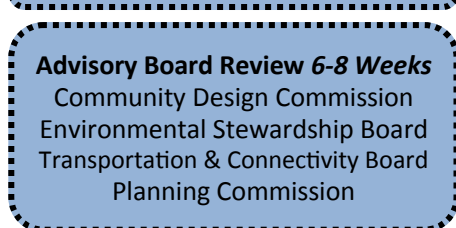
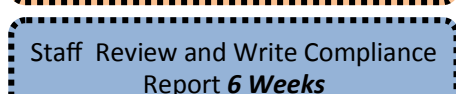
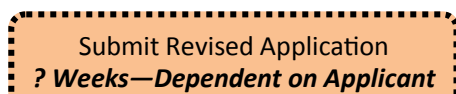
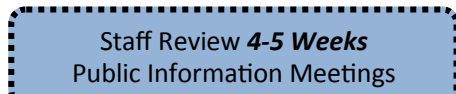
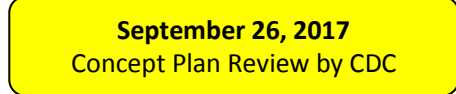
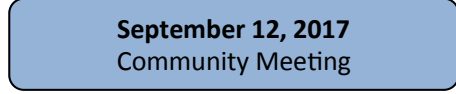
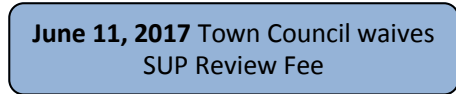
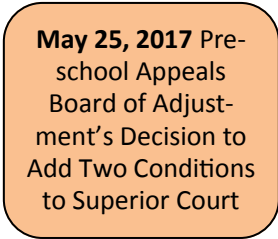
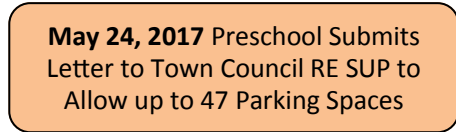
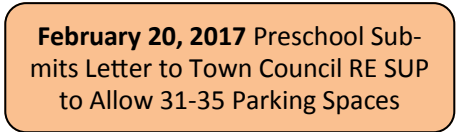
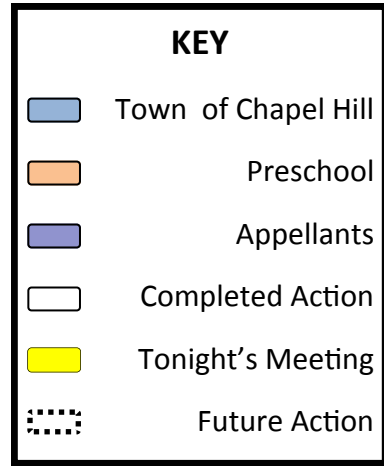
Spring 2017

NOW

FUTURE

Site Plan Review Process (LUMO 4.7)

Appeal Process (LUMO 4.10)



Special Use Permit Process (LUMO 4.5)