

BOARD OF ALDERMEN

ITEM NO.: D(4)

AGENDA ITEM ABSTRACT

MEETING DATE: JANUARY 11, 2004

TITLE: MINOR MODIFICATION TO CONDITIONAL USE PERMIT FOR STATE EMPLOYEES CREDIT UNION FACILITY EXPANSION

DEPARTMENT: PLANNING DEPARTMENT	PUBLIC HEARING: Yes ___ No <u>X</u>
ATTACHMENTS: A. SITE PLAN B. VICINITY MAP C. CONDITIONAL USE PERMIT D. OFFICIAL CORRESPONDENCE REGARDING THE PARK AND RIDE SPACES E. TOWN ENGINEER'S LETTER F. APPEARANCE COMMISSION G. SECTION 15-182.2(E) H. RESOLUTION	FOR INFORMATION CONTACT: JEFF KLEAVELAND, 918-7332

PURPOSE STATEMENT

The State Employees Credit Union (SECU) as represented O'Brien Atkins Associates, PA, has submitted an application for a Minor Modification to the CUP for the existing facility located at 100 Highway 54 W, further identified by Orange County Tax Map number 7.114..31B. (Attachment B). The staff requests that the Board of Aldermen review, deliberate and make a decision on the proposed minor modification application.

INFORMATION

Background

The SECU was issued a CUP on March 17, 1998 for the construction and operation of a SECU bank with drive-in window (use 3.230) on the property located at 100 Highway 54 W (Attachment C). The property is zoned B-4 (Business).

Current Proposal

The applicant is seeking a permit modification to increase the interior office, storage and waiting room space of the existing building (Attachment A). Also, the applicant wishes to deregulate the 30 reserved Chapel Hill Transit, park-and-ride, parking spaces. The existing building is 4800 gross square feet (sf), the proposed addition is 1199 sf, leading to a new total area of 5999 sf. The size of the addition was chosen to avoid the State Building Code regulation which requires fire a fire-suppression sprinkling system for buildings 6000 sf or greater. The addition will house four (4) new offices as well as a new waiting area and extra storage space.

Parking

Currently there are 69 standard size parking spaces, which include three (3) HC spaces. Thirty (30) of the existing spaces have been reserved for park and ride purposes leaving 39 spaces for the bank. The bank, with the expansion, requires 30 parking spaces (1 space per 200 sf of building area), so existing parking exceeds their requirements.

The applicant requests that the Board deregulate the reserved park-and-ride spaces; it is their feeling that the reserved spaces rarely are used for their intended purpose. Chapel Hill Transit's boarding and alighting survey from Fall 2003 found that there were, daily, 22 boardings and 13 alightings at the SECU stop. Staff concurs with Chapel Hill Transportation Planner, David Bonk that the spaces continue to be reserved in anticipation of future rider demand (Attachment D); Chapel Hill Transit's assistant director recommended that Mr. Bonk be consulted for an official recommendation. Note that currently there are 145 existing park-and-ride spaces reserved under lease agreement with Carrboro Plaza about 700 feet to the southeast along Old Fayetteville Road (Attachment B).

However, if the Board finds the deregulation of the spaces to be sufficiently justified, then the following condition may be added to the resolution:

- That the Board de-regulate the 30 reserved park and ride parking spaces on the parking lot and return these spaces to the control of the applicant.

Stormwater

The Town Engineer has reviewed the proposal with regards to stormwater management and finds them to be satisfactory (Attachment E).

Miscellaneous

The proposed expansion satisfies the requirements of the Town Fire Department; sprinkling is not required.

The Appearance Commission has reviewed the plans and does not object to the proposal (Attachment F).

Regarding shading in the parking areas, the existing and proposed vegetation exceeds the 20% shading requirements specified in Appendix E-3 of the LUO.

The applicant chose to not conduct a neighborhood information meeting.

Right-of-Way Dedication and Sidewalk

Currently, there is no existing sidewalk along the parcel's Old Fayetteville Road frontage, however, there is an existing bus stop with attached sidewalk that leads to the park-and-ride spaces. It is the staff's position that to require a sidewalk extension to be constructed along Old Fayetteville Road as a part of this application represents a cost disproportionate to the scope of the proposal. In lieu of the sidewalk, the applicant has been asked to dedicate 10 feet of right-of-way along Old Fayetteville road. The applicant has not committed to this request. Therefore, even though we cannot require the dedication, staff recommends the following:

- That the Board of Aldermen discuss further with the applicant the possible dedication of right-of-way along Old Fayetteville Road for the possible future installation of a sidewalk and bike lane.

The dedication will create a non-conformity with regards to the setbacks of the existing freestanding sign, however the sign will not need to be relocated as the LUO does not require this in cases where public dedication of right-of-way are involved (Section 15-182.2(e)) (Attachment G). No other non-conformities with regards to building setbacks will be created as a result of the dedication.

Public Hearing

It is within the purview of the Board of Aldermen to call a public hearing before rendering a decision on the requested changes. Specifically, with regard to Minor Modification requests, Section 15-64(b) of the LUO states the following: "Unless it is requested by the permit-issuing authority, no public hearing shall be required for such minor modification."

ADMINISTRATION'S RECOMMENDATION

Staff recommends that the Board adopt the attached resolution (Attachment H) and approve the requested permit modification allowing for the building expansion. Staff does not recommend that the park-and-ride spaces be deregulated at this time.

Also, staff recommends that the Board discuss further with the applicant the possible dedication of right-of-way along Old Fayetteville Road for the possible future installation of a sidewalk and bike lane.