

SEU

TOWN OF HOLLY SPRINGS

SPECIAL EXCEPTION USE FINDINGS OF FACT



You must respond to all findings; please type or print legibly in blue or black ink.

Project Information:

Project Name: UNC REX Community Health Campus

Special Exception Use:

UDO Section No.: 3.04

Special Exception Use: Community Health Campus (Hospital)

Specific Special Exception Use Request:

The OR District notes Hospital as a permitted use, and the project will require multiple waivers and variances to achieve programmatic and regulatory requirements.

For DPZ Use only
Project # 18-SEU-07
Date Received Received

JUL 16 2018

Planning & Zoning
Pd 0400

Findings of Fact:

A petition for Special Exception Use may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or unique conditions that would enable the Board to make a written determination that:

(1) The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare:

The Community Health Campus will provide a resource to serve the community and enhance access to quality healthcare.

(2) The proposed use will not injure or adversely affect the adjacent area or property values therein:

The project does not anticipate negatively affecting the surrounding neighborhood as the project exceeds required setbacks given the height of the building.

(3) The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan:

The project is located within the Village District Area of the Town of Holly Springs Comprehensive Plan between the zone identified as the Community Growth Area, overlapping with some of the Central Core zone. The area is identified as Mixed-Use. The project team has taken every opportunity to align the design of the Community Health Campus with the Town's character and future growth goals where possible.

(4) The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved by the Town Council in which case the proposed use shall conform to the terms and conditions of such waiver):

The project typology and magnitude does not conform to every standard of the UDOS, therefore, we are submitting variances for various parking requirements, for the increase in building height, and non-conforming materials. We are also submitting waivers for the requirement of placing overhead utility lines under ground, for buffer areas, and building material quantities and massing.

(5) Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency:

The design team has provided sufficient sizes and locations of driveways throughout the project.

(6) Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood:

The building will provide screening elements and camouflage for components where necessary. There will be clear Front-of-House and Back-of-House components that will have landscaping and screening where possible.

(7) The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use:

As a Community Health Campus, or Hospital, the comfort and safety of the people who use the building is at the forefront of the design. The building will meet or exceed building code requirements to achieve this.

(8) Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the proposed use:

Yes, the Community Health Campus is design for fire and emergency services to access the building efficiently. The building is designed to support the necessary public and private entities.

(9) The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts:

The design team has linked the sidewalks on the project with the intersecting Greenway, widening the sidewalk to accommodate the connection. The design team is using screening, buffering, landscaping and grade changes to minimize adverse impacts to the surrounding neighborhood.

(10) The type, size, and intensity of the proposed use, including such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use, will not have significant adverse impacts on adjoining properties or the neighborhood:

The Community Health Campus will be a benefit to the area. The property is located across Highway 55 from a Regional Center district, which is a heavy commercial area. The Community Health Campus and Emergency Department will be open all hours to serve the community. The building exceeds required setbacks and will be providing screening elements to meet or exceed requirements.

Certificate of Completion

I certify that all information presented in this application is accurate to the best of my knowledge and belief. Further, I grant permission for members of the Planning Board, Town Council, and Town Staff to visit the site in question for informational, advertisement, and inspection needs.

Signature of Applicant: _____

Date: 07/16/18

Signature of Owner: _____

Date: 7/13/18