



TOWN OF DURHAM
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Town Planner's Project Review
Wednesday, December 12, 2018

- XIV. **25 Madbury Road – Changes to the Building**. Site plan for expansion to building housing Kappa Delta Sorority and conditional use for expansion of use and for construction within the Wetland Conservation Overlay District. The square footage will be doubled approximately and one floor will be added. The number of beds will not increase but they will be reconfigured. Alpha Sigma House Corporation of Kappa Delta Sorority, property owner. Art Guadano, AG Architects, architect. Mike Sievert, MJS Engineering, design engineer. Map 2, Lot 12-2. Central Business District.
- I recommend the board accept the application as complete (subject to consideration of the waiver requests below), schedule a site walk, and schedule a public hearing for January 9, 2019

Please note the following:

- 1) **Project**. The current and proposed use is a sorority. The existing square footage is 9,843 and the proposed is 18,818 so the floor area is nearly doubling in size. One floor is being added, the interior is being remodeled, and a large addition will be constructed at the northwesterly corner of the building. There are several site changes. According to the applicant the number of beds is not changing but rather the sleeping arrangements are being reconfigured. The number of parking spaces, currently 23, will not be increased. According to the department record there are 37 occupants of the building but our records here may not be accurate. The applicant says there are 45 occupants.
- 2) **Survey of lot**. The applicant requested a waiver of a survey for the lot. See waiver request. This was discussed at the TRG meeting. Audrey Cline believes that a survey is needed. If the board believes that a survey is needed then I recommend the application still be accepted as complete, but with the condition that a survey be provided in a timely manner.
- 3) **Conditional use**. A sorority is allowed in the Central Business District by conditional use. A conditional use is required for any alteration or expansion of a conditional use. Thus, it is required for this project. A conditional use is also required for construction within the wetland buffer, below. The applicant addresses the 8 general and 4 specific criteria in the application.

- 4) Wetland buffer. A conditional use is needed for placement of part of the building and other structures within the 75 foot wetland buffer. A nonresidential building (but not a residential building) is allowed in the buffer by conditional use. A sorority is a nonresidential building under the Zoning Ordinance based upon the Table of Uses, where it is classified as an institutional building.
- 5) Technical Review Group. The applicant met with the TRG on December 4. See the notes from that meeting.
- 6) Plans. The plan set includes all floor plans, elevation drawings of all four sides of the building, and three-dimensional views of all four sides.
- 7) Architectural review. The architectural regulations apply to this project. I recommend as part of the changes that the bay window on the front elevation be redesigned to be more compatible with the character of the building.
- 8) Materials and details. I will review the proposed materials and details carefully.
- 9) Building Height. The maximum building height for this property is 3 stories (Section 175-42 B. 10) and 35 feet (note 7 in the Table of Dimensions). Under the definition of “story” the basement/lowest level would be considered a story, in which case the proposal would create 4 stories. The applicant obtained a variance to not consider the lowest level a story based upon the amount the front exterior wall rises above the finished grade. It appears that the maximum of 35 feet is met but the applicant will need to provide the staff an analysis based on the definition for “building height.”
- 10) Utilities. The building is served by Town water and sewer. The applicant will need to coordinate with April Talon whether there is an expansion of the utilities and any permit or fee required.
- 11) Overhead electric. I recommend that the existing overhead utilities be buried in accordance with Section 1.1.4 of the Site Plan Regulations.
- 12) Bike racks. Four bike racks are shown on the plans. Is there an opportunity for covered and inside bike storage? Several additional racks should be provided or a waiver requested.
- 13) Energy Checklist. The applicant will need to meet with the Building Official and a representative of the Energy Committee soon.
- 14) Stormwater. April Talon will review the stormwater management plan. She noted that maintenance for the underground system will be important. It may be appropriate for the Town to require periodic maintenance reports.
- 15) Police Department. We will check with the Police Chief if any kind of management plan is needed.

- 16) Fire Department. We will obtain comments from the department. The building is currently sprinkled.
- 17) Lighting. 15 new lights are proposed. An illumination study is provided. Details of lights will be needed. This should be reviewed carefully.
- 18) Construction. Construction sequencing is included in the plans. Will a more detailed construction management plan be needed? Should the hours of construction be limited at this location?
- 19) Walkway. A sample paver should be provided for the walkway.
- 20) Recycling. How is recycling currently handled? I recommend that the applicant meet with Mike Lynch to discuss the program and report back to the board.
- 21) Signage. No change in signage is proposed.
- 22) Landscaping. More information about proposed landscaping is needed.
- 23) Other issues. What other concerns are there?