

ORDINANCE A

(Rezoning from Office/Institutional-2 (OI-2) to Office/Institutional-3 (OI-3))

AN ORDINANCE AMENDING THE CHAPEL HILL ZONING ATLAS TO REZONE THE PROPERTY LOCATED AT 100 EASTOWNE DRIVE TO OFFICE/INSTITUTIONAL-3 (OI-3) (ORANGE COUNTY PARCEL IDENTIFIER # 9890-80-0195; PROJECT 18-029) (2018-09-19/O-2)

WHEREAS, the Council of the Town of Chapel Hill has considered the application from Health System Properties, LLC to amend the Zoning Atlas to rezone property located at 100 Eastowne Drive and having Orange County Parcel Identifier Number 9890-80-0195 and as more fully described in Section I below from Office/Institutional-2 (OI-2) to Office/Institutional-3 (OI-3) and finds that the amendment, if enacted, is in the public's interest and is warranted to achieve the following purposes of the comprehensive plan:

- **A Place for Everyone:** Redevelopment of this site will add new medical offices to the Town's inventory. The new medical offices will allow for improved levels of medical service to the citizens of Chapel Hill and surrounding areas. Development of the site will also include structured parking which will allow for vertical development of the parcel to lessen the environmental impacts typically caused by areas of sprawling surface parking with associated land disturbance and run-off.
- **Community Prosperity and Engagement:** Development of new, energy-efficient, modern medical office facilities will add to the prosperity of the Chapel Hill community by allowing denser non-residential growth in the North 15-501 Area as described in the Chapel Hill Community Plan while requiring minimal additional services.
- **Getting Around:** This redevelopment project is located adjacent to an existing major transportation corridor, US 15-501, which will allow for easy ingress and egress. As this site is currently being utilized for nonresidential purposes, the redevelopment will minimize the negative impacts typically associated with new development, such as increased traffic, clearing and grading, and removal of existing mature vegetation.
- **Good Places, New Spaces:** The Eastowne redevelopment will add new, modern medical offices to a site that is currently occupied by older, obsolete buildings. The new buildings will be designed to meet the requirements of the Land Use Development Ordinance which will allow for the development of interesting buildings and spaces to serve the citizens of Chapel Hill and surrounding areas.
- **Nurturing Our Community:** Redevelopment of the subject parcel will enable the construction of upgraded structures, as well as an upgrade on all associated site improvements, such as stormwater controls, impervious surfaces, landscaping, open spaces, etc.
- **Town and Gown Collaboration:** Modern medical office facilities will allow UNC Health Care to better attract young talent to keep them in and around Chapel Hill after graduation. The new buildings will also meet all accessibility requirements so that all citizens are able to utilize the facility without the issues typically found in older office buildings.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Town of Chapel Hill that the Council amends the Chapel Hill Zoning Atlas as follows:

SECTION I

The Orange County parcel identified by Parcel Identification Number 9890-80-0195 along with one-half of the abutting right-of-way of Eastowne Drive on the southern side of the parcel and one-half of the abutting right-of-way of US 15-501 on the eastern side of the parcel are being rezoned from Office/Institutional-2 (OI-2) to Office/Institutional-3 (OI-3)

The following metes and bounds describes the boundaries of PIN 9890-80-0195:

Beginning at an existing iron pipe along the northern right-of-way of US 15-501. Thence running with said right-of-way thence south 61°02'01" west a distance of 279.53 feet to a point; thence south 60°59'56" west a distance of 235.02 feet to a point; thence south 61°01'00" west a distance of 214.68 feet to a point; thence along the eastern right-of-way of Eastowne Drive north 29°06'48" west a distance of 119.95 feet to a point; thence with a curve turning to the right with an arc length of 650.17 feet, with a radius of 937.70 feet, with a chord bearing of north 08°53'16" west, with a chord length of 637.22 feet to a point; thence leaving said right-of-way north 69°07'45" east a distance of 153.62 feet to a point; thence south 65°53'59" east a distance of 183.99 feet to a point; thence north 70°17'05" east a distance of 99.55 feet to a point; thence south 23°17'06" east a distance of 162.06 feet to a point; thence south 54°28'55" east a distance of 106.46 feet to a point; thence south 44°21'53" east a distance of 41.44 feet to a point; thence south 44°32'20" east a distance of 78.71 feet to a point; thence south 40°35'51" east a distance of 53.57 feet to a point; thence south 55°27'52" east a distance of 53.71 feet to a point; thence south 70°33'47" east a distance of 80.06 feet to the point of beginning, having an area of 364,885 square feet, 8.38 acres

SECTION II

All ordinances and portions of ordinances in conflict are hereby repealed.

This the 19th day of September, 2018.