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1751 Dobbins Drive Town of Chapel Hill Concept Review

September 11, 2019

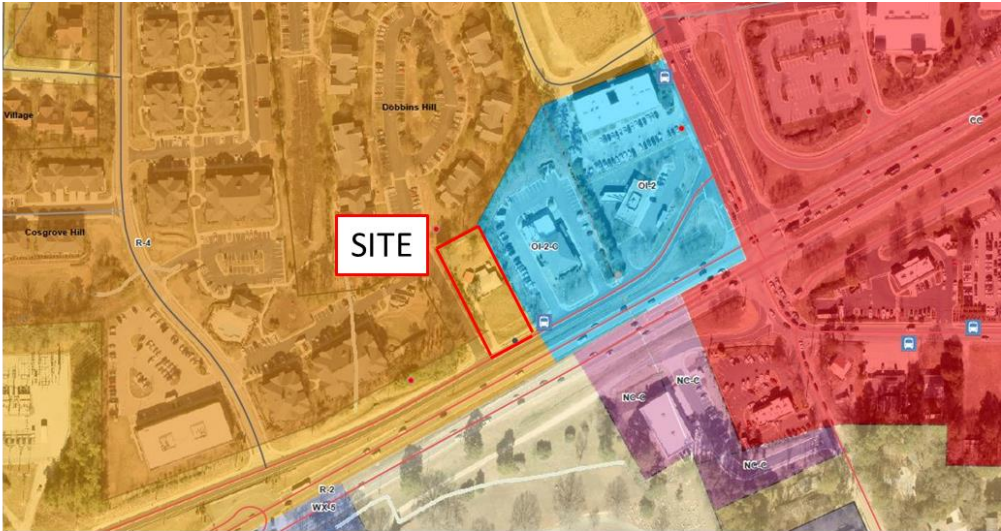


Site Context & Request

Request to Rezone from R-4 to OI-2-CZ



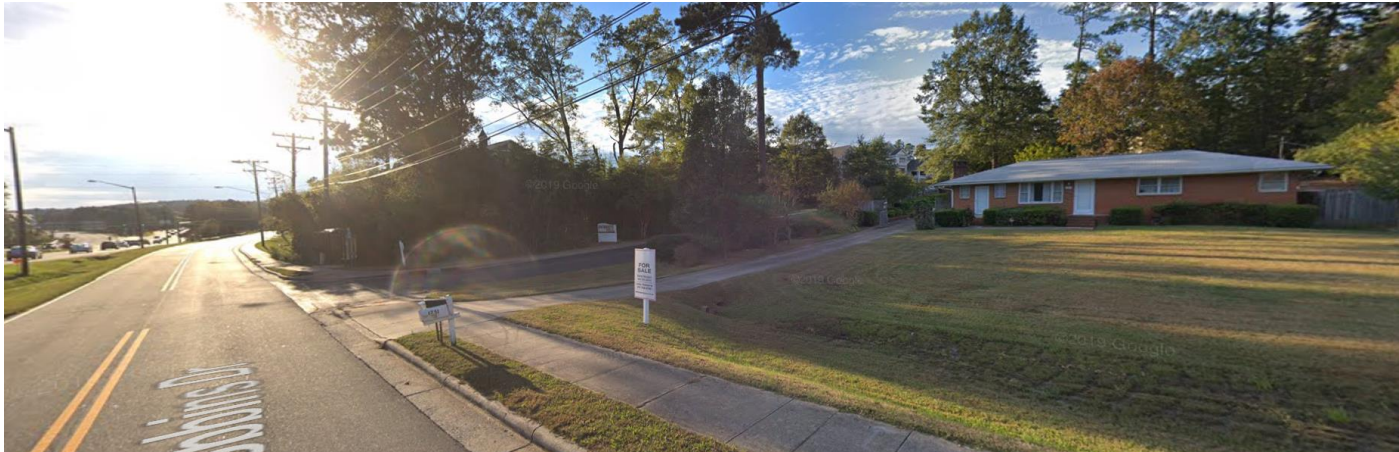
**1751 DOBBINS DR.
(WITHIN 15-501 CORRIDOR)**



**CURRENT ZONING
(R-4: ADJACENT TO OI-2-C)**

Existing Conditions

- Property contains a single family house – this is the last single family house remaining in the 15-501 Corridor



Adjacent Properties

- Surrounding properties have redeveloped in the past several decades
- Planned Parenthood (below)



Adjacent Properties

- Surrounding properties have redeveloped in the past several decades
- Dobbins Hill Apartments (below) & Cosgrove Hill



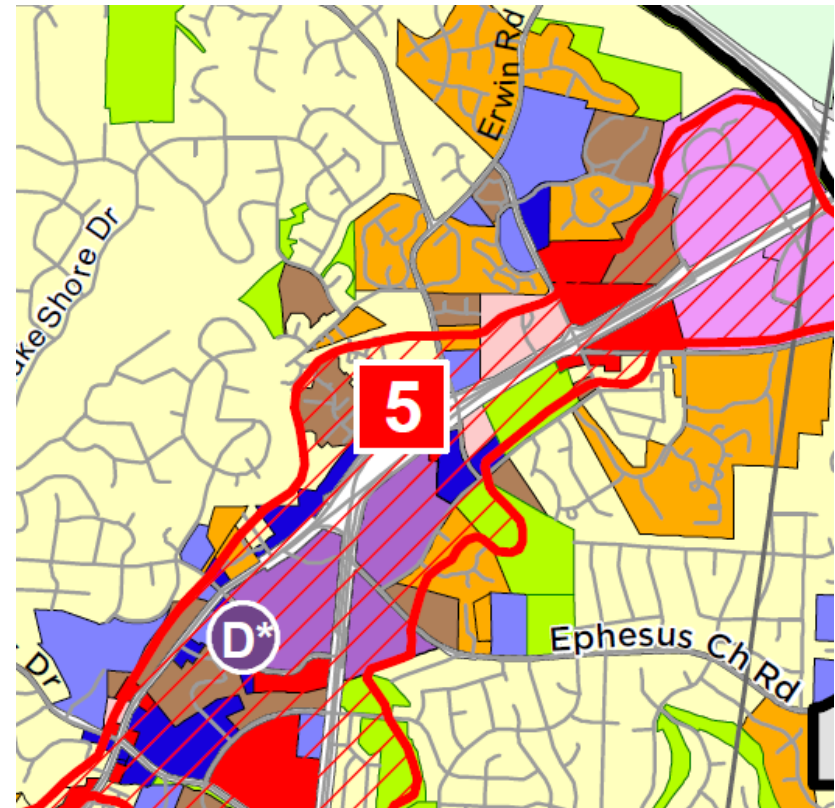
Adjacent Properties

- Surrounding properties have redeveloped in the past several decades
- SunTrust Bank (below)



Comprehensive Plan Guidance

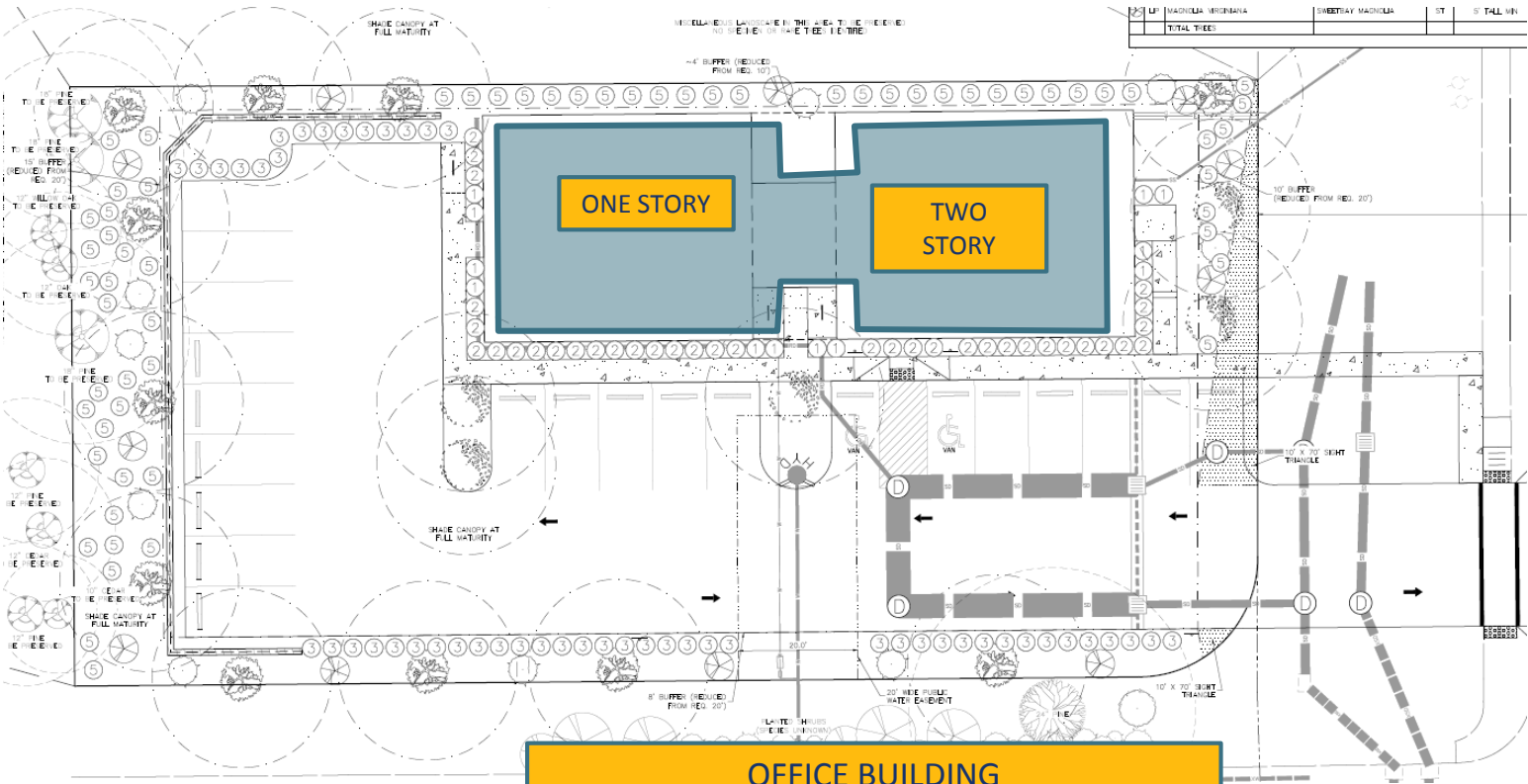
- Located within Future Focus Discussion Area 5
- Mixed Use, Office/Commercial Emphasis
- Proposal strives to achieve desired land use



Proposal

- 5,500 sq. ft. office building
- 2 stories at Dobbins Drive transitioning to 1 story at rear of property
- Access provided from Dobbins Drive
- Challenging site dimensions (narrow) in transitioning from residential (existing) to non-residential (desired) land use

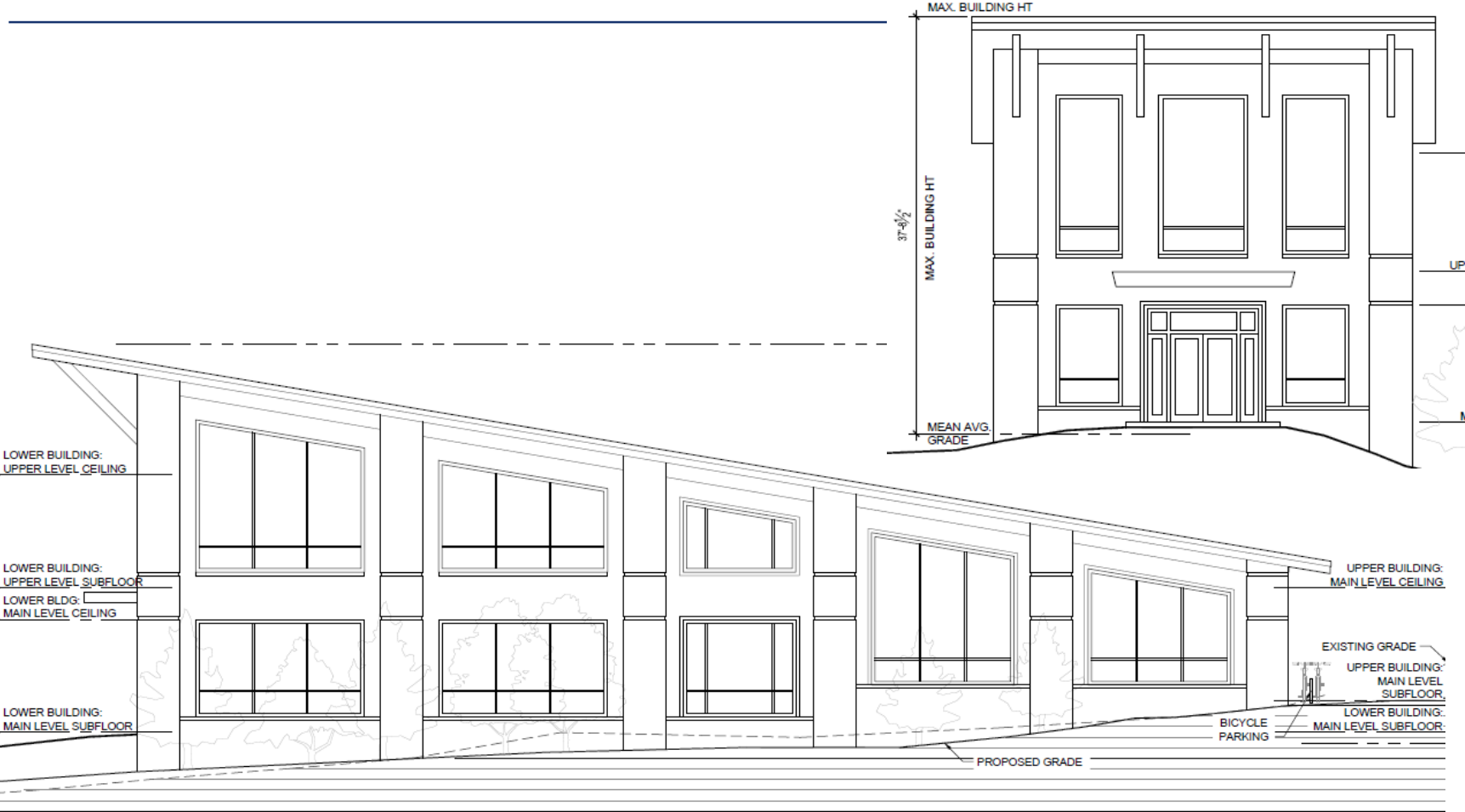
Site Plan



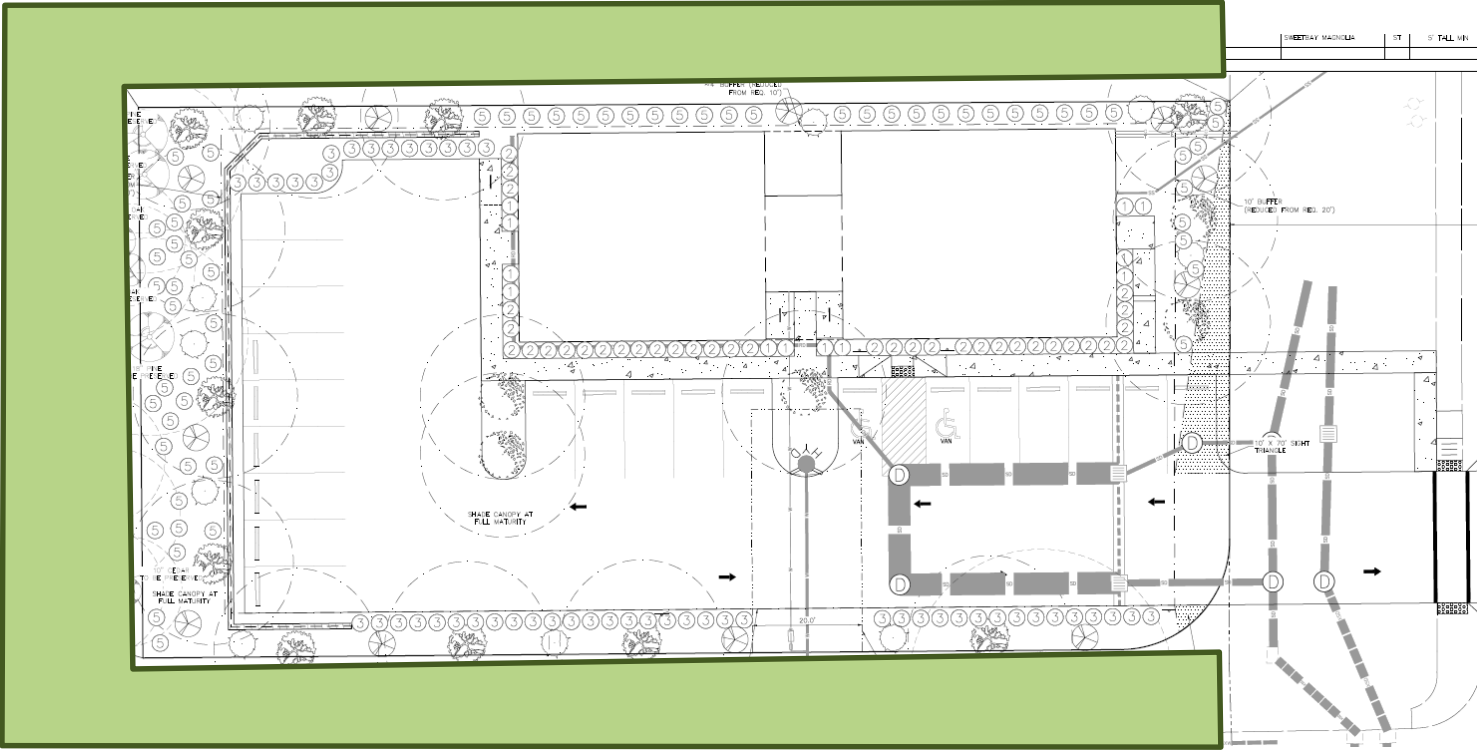
OFFICE BUILDING
 ±5,500 SQ. FT. COMMERCIAL BUILDING
 ONE-STORY AT THE REAR; TWO-STORY AT THE FRONT TO
 WORK WITH THE EXISTING TOPOGRAPHY



Building Elevation

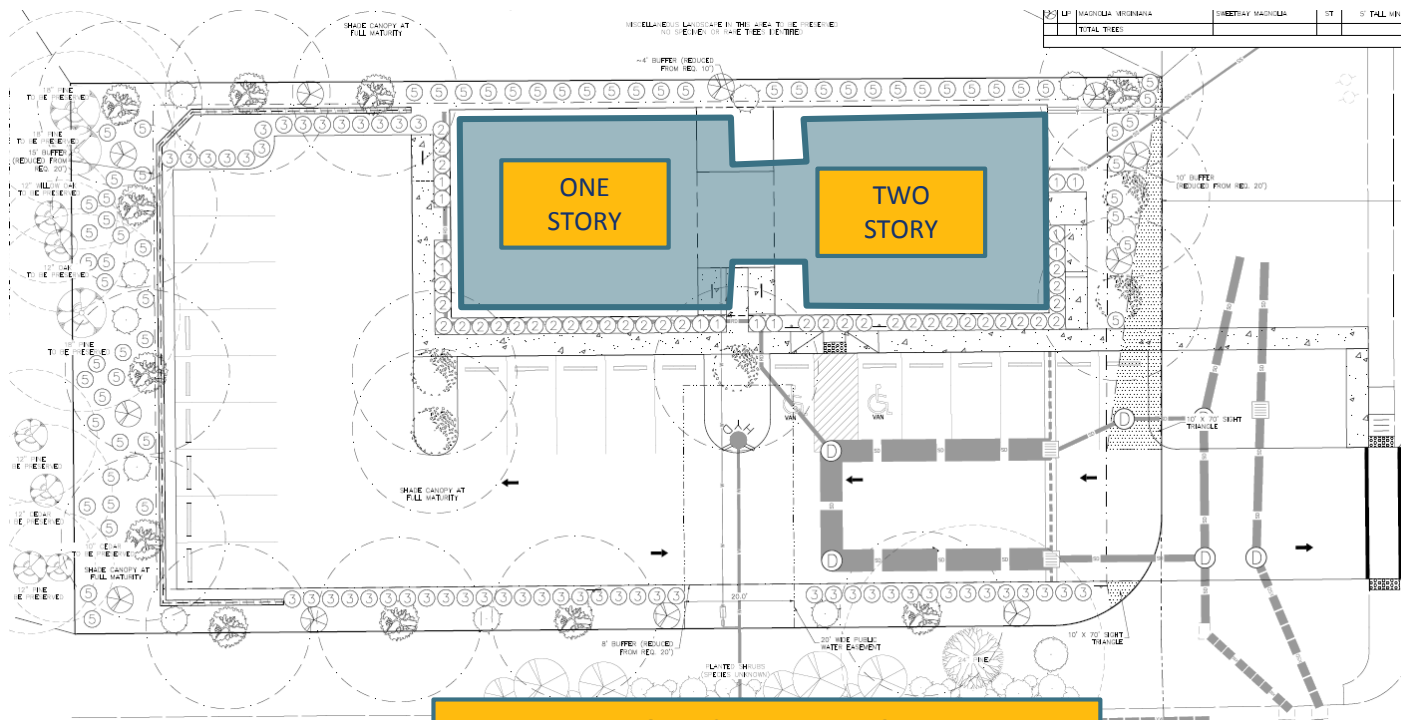


Site Area/Landscaping



Site Area

PROPOSED SITE PLAN



OFFICE BUILDING
±5,500 SQ. FT. COMMERCIAL BUILDING
ONE-STORY AT THE REAR; TWO-STORY AT THE FRONT
TO WORK WITH THE EXISTING TOPOGRAPHY



Questions?



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