



**CONCEPT PLAN REVIEW: 1751 DOBBINS DRIVE OFFICE BUILDING (Project #19-023)**

**STAFF REPORT**

TOWN OF CHAPEL HILL PLANNING DEPARTMENT  
 Judy Johnson, Operations Manager  
 Michael Sudol, Planner II

<b>ADDRESS</b> 1751 Dobbins Drive	<b>DATE</b> September 11, 2019	<b>APPLICANT</b> Miho Elliott, Shaw Design Associates on behalf of James R. and Melissa A. Miller, LLC
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**STAFF'S RECOMMENDATION**

That the Council adopt the resolution transmitting comments to the Applicant.

**PROCESS**

- Receive the Applicant's presentation
- Receive Community Design Commission input
- Receive public comments tonight
- Offer suggestions to the Applicant

**Comments**

Statements by individual Council members on a concept plan are not a commitment on an official position for a formal application.

**DECISION POINTS**

This application first requires a Concept Plan Review because the Applicant requests a Conditional Zoning for the project.

Staff advised the Applicant to discuss their preferred process with Council.

**PROJECT OVERVIEW**

The Concept Plan includes:

- Rezoning to OI-2-CZ
- Demolishing a single-family home
- Constructing a new 5,500 SF office building

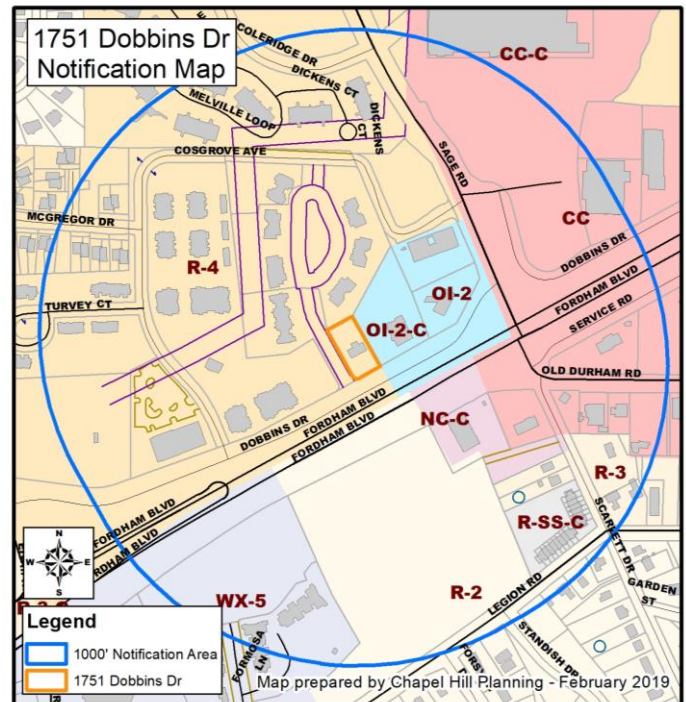
**Size:** Up to 5,500 SF of Commercial Office

**Acres:** 0.45 acres

**Current zoning:** Residential-4 (R-4)

**Proposed rezoning:** Office/Institutional-2-Conditional Zoning (OI-2-CZ)

**PROJECT LOCATION**



**ATTACHMENTS**

1. Draft Staff Presentation
2. Resolution
3. Community Design Commission Comments from March 26, 2019
4. Applicant's Materials
5. Plan Set