

Amy Harvey

From: Roger Stancil
Sent: Tuesday, June 26, 2018 7:03 PM
To: Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Town Council; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Roger Stancil; Ross Tompkins
Cc: Amy Harvey; Beth Vazquez; Carolyn Worsley; Catherine Lazorko; Christina Strauch; Dwight Bassett; Flo Miller; Lindsey Bineau; Mary Jane Nirdlinger; Rae Buckley; Ralph Karpinos; Ran Northam; Roger Stancil; Sabrina Oliver
Subject: Council Questions: Item 12: Zoning Atlas Amendment: Estes Drive

Council Question: Can the rezoning be contingent on getting the 99-year lease?

Staff Response: *Council could decide to set an effective date on the rezoning tied to the approval of a lease from the University. We would not recommend setting a specific term for the lease since we know the University is prepared to sign a shorter term lease and a 99-year lease is not guaranteed. A lease of 99 years would require action from the General Assembly. If a 99 year lease requirement is established and it is not later authorized the Municipal Services Center project would not be able to move forward.*

Council Question: UNC's plan calls for 200K sft of floor area, half of which will be occupied by the town. Is 200K sft the maximum allowable floor area that this parcel, if it is rezoned U-1? If not, how much floor area would the new rezoning allow?

Staff Response: *The 200K s.f. would be the maximum allowable floor area allowed under the Development Agreement. The U-1 zoning district contains the base standards of the OI-4 zoning district, which doesn't have a maximum FAR. The floor area in the zoning district is governed by the accompanying Development Agreement.*