



CONSIDER AN APPLICATION FOR ZONING ATLAS AMENDMENT – FIRE STATION TRAINING CENTER, 6902 MILLHOUSE ROAD

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT

Ben Hitchings, Director
 Judy Johnson, Operations Manager
 Jake Lowman, Senior Planner
 Becky McDonnell, Planner II

PROPERTY ADDRESS 6902 Millhouse Road	DATE June 12, 2019	APPLICANT Town of Chapel Hill
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TOWN MANAGER’S RECOMMENDATION

- I have reviewed and discussed key issues with Town staff. Based on the information in the record to date, I believe the Council could make the findings required to approve the proposal, and therefore should close the Public Hearing, adopt the Resolution of Land Use Plan Amendment and the Resolution of Consistency with the Chapel Hill 2020 Comprehensive Plan, and enact Ordinance A, approving the application.

UPDATES SINCE THE PUBLIC HEARING

No changes have been made since the public hearing.

PROCESS

The zoning designation of a property determines the range of land uses and development intensities permitted on the property. The Council may approve a Zoning Atlas Amendment for any of the following reasons:

- to correct a manifest error in the ordinance;
- because of changed or changing conditions in a particular area or in the jurisdiction generally;
- to achieve the purposes of the Comprehensive Plan.

DECISION POINTS

The Town of Chapel Hill, as the applicant on behalf of the Fire Department, is requesting a General Use Rezoning. The Council has the discretionary authority to approve or deny a rezoning request.

The proposed development includes a temporary fire station training center, considered as a Public Service Facility, which is not a permitted use in the current zoning district, Mixed-Use-Residential-1 (MU-R-1).

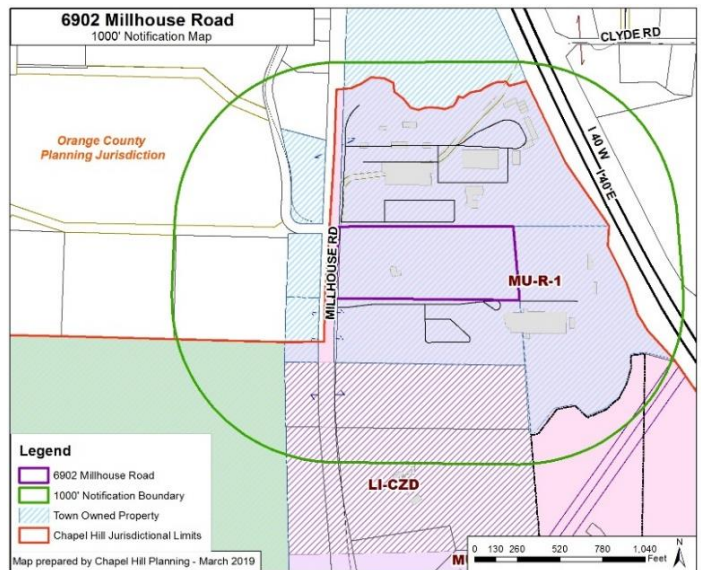
Within the requested Office/Institutional-1 (OI-1) zoning district, additional land uses are permitted.

PROJECT OVERVIEW

The facility, to be used by the ten fire departments in Orange County including the Chapel Hill Fire Department, is proposed to be located at 6902 Millhouse Road.

A fire station training center is classified as a Public Service Facility. The applicant is proposing a rezoning of the Town-owned parcel, in the Extraterritorial Jurisdiction (ETJ), of approximately 10 acres at 6902 Millhouse Road, between the Chapel Hill Town Public Works facilities and Chapel Hill Transit facilities, from Mixed-Use-Residential-1 (MU-R-1) to Office/Institutional-1 (OI-1), where a Public Service Facility is a permitted use.

PROJECT LOCATION



ATTACHMENTS

- Draft Staff Presentation
- Resolution of Land Use Plan Amendment
- Resolution of Consistency with the Chapel Hill 2020 Comprehensive Plan
- Ordinance A (Approving the Rezoning)
- Resolution B (Denying the Rezoning)
- Applicant Materials