



CONSIDER AN APPLICATION FOR ZONING ATLAS AMENDMENT - 137 EAST FRANKLIN STREET AND 136 EAST ROSEMARY STREET INNOVATION HUB

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Judy Johnson, Interim Director
 Michael Sudol, Planner II
 Becky McDonnell, Planner II

| | | |
|--|------------------------------|--|
| PROPERTY ADDRESS 137 East Franklin Street and 136 East Rosemary Street | DATE June 24, 2020 | APPLICANT George Retschle, Ballentine Associates |
|--|------------------------------|--|

TOWN MANAGER’S RECOMMENDATION

That the Council approve the Resolution of Consistency and enact Ordinance A, approving the rezoning. I have reviewed and discussed key issues with Town staff. Based on information in the record to date, I believe that the Council could make the findings required to approve the application in the attached Ordinance.

UPDATES SINCE PUBLIC HEARING

Staff received no additional comments since the Public Hearing and have not made changes to Ordinance A.

PROCESS

The zoning designation of a property determines the range of land uses and development intensities permitted on the property. Article 4.4 of the Land Use Management Ordinance establishes the intent of Zoning Atlas Amendments by stating that, "In order to establish and maintain sound, stable, and desirable development within the planning jurisdiction for the Town it is intended that this chapter shall not be amended except:

- 1) to correct a manifest error in this chapter; or
- 2) because of changed or changing conditions in a particular area or in the jurisdiction generally; or
- 3) to achieve the purposes of the Comprehensive Plan."

DECISION POINTS

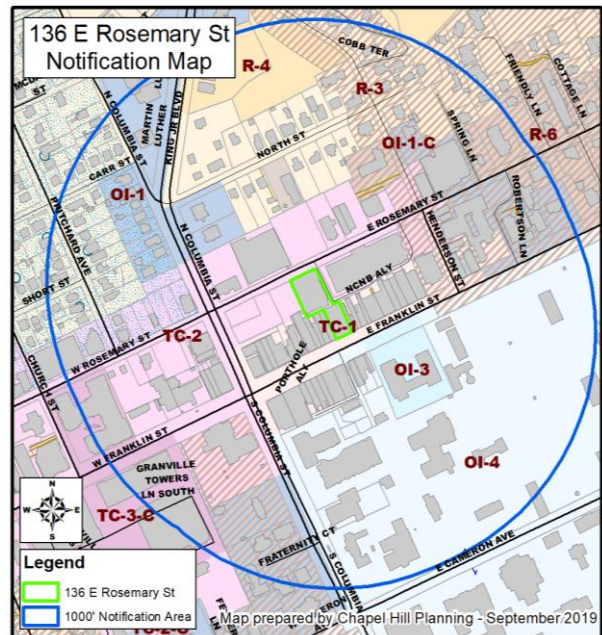
The applicant is asking for a rezoning from Town Center-1 (TC-1) and Town Center-2 (TC-2) to Town Center-3 (TC-3). The Zoning Atlas Amendment application would effect a change to the current zoning and permitted types and intensities of land uses.

PROJECT OVERVIEW

The applicant proposes a comprehensive renovation of the two commercial office buildings at 137 East Franklin Street and 136 East Rosemary Street. These buildings share a single 0.66-acre lot that is split-zoned between Town Center-1 (TC-1) and Town Center-2 (TC-2).

These changes will result in an addition of approximately 1,000 square feet of floor area. Rezoning to Town Center-3 (TC-3) allows for the increase in floor area and to bring the existing structures into compliance with the Land Use Management Ordinance.

PROJECT LOCATION



ATTACHMENTS

1. Draft Staff Presentation
2. Technical Report
3. Resolution of Consistency with the Comprehensive Plan
4. Ordinance A (Approving the Rezoning)
5. Resolution B (Denying the Rezoning)
6. Applicant Materials