



CONSIDER AN APPLICATION FOR CONDITIONAL ZONING ATLAS AMENDMENT AT 1751 DOBBINS DRIVE FROM RESIDENTIAL-4 (R-4) TO OFFICE/INSTITUTIONAL-2-CONDITIONAL ZONING (OI-2-CZ)

STAFF REPORT

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

PROPERTY ADDRESS 1751 Dobbins Drive	DATE November 13, 2019	APPLICANT Aaron Frank, Womble Bond Dickinson LLP on behalf of James R. and Melissa A. Miller, LLC
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STAFF RECOMMENDATION

That the Council close the Public Hearing, adopt the Resolution of Consistency, and enact Ordinance A, approving the Conditional Zoning Atlas Amendment.

UPDATES SINCE OCTOBER 30 PUBLIC HEARING

- A condition requiring rooftop electric conduit for solar readiness has been discussed with the applicant. The applicant has not agreed to the condition, but the Council may discuss it with them further.
- The condition requiring a future alternate buffer between adjacent properties has been clarified to state that an alternate buffer is only required if redevelopment of the adjacent properties results in buffers that are less than the LUMO requirements:
 - The LUMO specifies that the first zoning lot to develop must build the full required buffer. The alternate buffer proposed here is in addition to that requirement, which has already been fulfilled by the adjacent properties.
 - The current 20 foot buffers between the adjacent commercial properties and the existing single-family home could be reduced to 10 feet with the property developed as a commercial property. In this way, redevelopment of this property as an office reduces the required buffer for the adjacent properties.

PROCESS

Conditional Zoning is a legislative process that allows Town Council to review the zoning application for consistency with the Land Use Plan in the Comprehensive Plan. A Conditional Zoning District is deemed consistent if the proposed District will be located in conformance with an adopted small area plan and/or in one of the following Land Use Categories:

- Medium and High Residential
- Commercial
- Mixed Use, Office and Office/Commercial Emphasis
- Town/Village Center
- Institutional Office
- University
- Development Opportunity Area
- Light Industrial Opportunity Area

DECISION POINTS

The applicant requests:

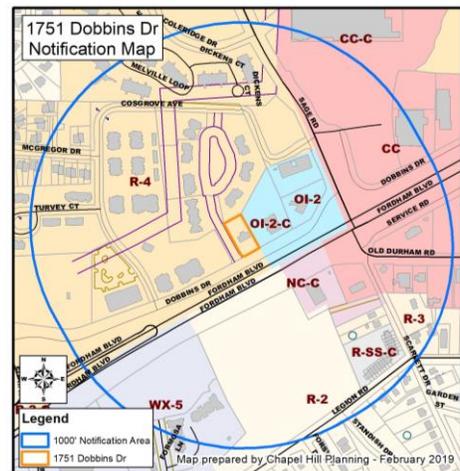
- Modifications to landscape buffer on west property line.
- Modification to minimum interior and street setback widths.
- Modification to steep slopes requirement.
- Modification to foundation buffer strip.

PROJECT OVERVIEW

The applicant proposes construction of a two-story, 5,747 square foot office with 21 parking spaces.

- Existing Zoning: Residential-4 (R-4)
- Proposed Zoning: Office/Institutional-2-Conditional Zoning (OI-2-CZ)
- Lot size: 0.5 acres

PROJECT LOCATION



ATTACHMENTS

1. Draft Staff Presentation
2. Resolution A, Resolution of Consistency
3. Ordinance A
4. Resolution B
5. Technical Memorandum – Findings of Fact
6. Applicant's Materials
7. Submitted Plans