



CONSIDER AN APPLICATION FOR ZONING ATLAS AMENDMENT: EASTOWNE REDEVELOPMENT – MEDICAL OFFICE BUILDING (MOB) - 1

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES
 Ben Hitchings, Director
 Judy Johnson, Operations Manager

PROPERTY ADDRESS	BUSINESS MEETING DATE	APPLICANT
100 Eastowne Drive	June 27, 2018	Health System Properties, LLC

RECOMMENDATION:

That the Council 1) close the public hearing; 2) adopt the Resolution of Consistency with the Comprehensive Plan; and 3) enact Ordinance A to rezone the property from Office/Institutional-2 (OI-2) to Office/Institutional-3 (OI-3).

UPDATES SINCE PUBLIC HEARING:

The applicant is asking for a rezoning from Office/Institutional-2 (OI-2) to Office/Institutional-3 (OI-3). The Zoning Atlas Amendment application would effect a change to the current zoning and permitted types and intensities of land uses. A revised Traffic Impact Analysis (TIA) was submitted to the Town on June 6, 2018 and provided revised mitigation measures to accommodate the proposed development.

The Executive Traffic Impact Analysis Summary is an attachment to the Special Use Permit Modification that is also under consideration tonight.

PROCESS

The applicant is requesting a rezoning with an accompanying Special Use Permit Modification. In Chapel Hill, a rezoning request can proceed as a general use rezoning, a rezoning paired with a Special Use Permit Modification, or a conditional zoning. A general use rezoning request allows all land uses permitted in the applicable zoning district. A rezoning paired with a Special Use Permit Modification limits the type of development and uses to that authorized by a Special Use Permit Modification. Conditional zoning consists of a rezoning with site-specific conditions.

This Rezoning proposal is accompanied by a Special Use Permit Modification (see accompanying Special Use Permit Modification memorandum).

DECISION POINTS

The Council has the discretionary authority to approve or deny a rezoning request. The specific proposal in the accompanying Special Use Permit Modification application is related to the rezoning request, and we believe it is appropriate for the Council to consider the two together. If the Council does not find the Special Use permit Modification proposal to be an acceptable use of the property, we would recommend that the Council not approve the rezoning request.

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 of the Town, it is intended that this chapter shall not be amended except:

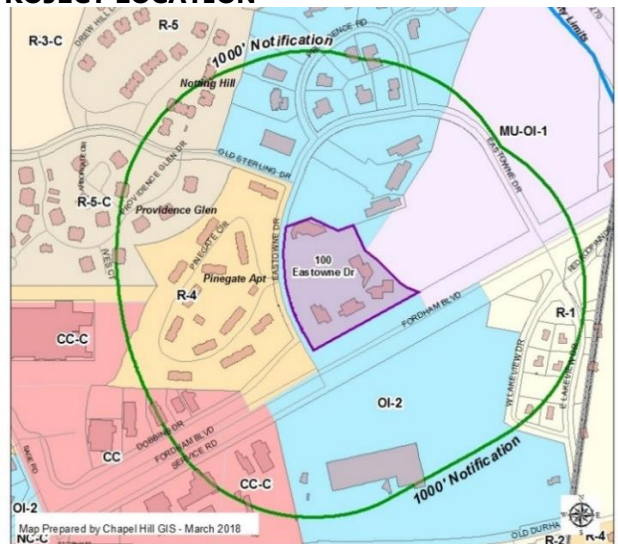
- to correct a manifest error in this chapter; or
- because of changed or changing conditions in a particular area or in the jurisdiction generally; or
- to achieve the purposes of the Comprehensive Plan."

PROJECT OVERVIEW

The applicant proposes demolition of four existing buildings and construction of a 153,000 sq. ft. 6-story building for medical office and clinic uses, with a separate 5 ½-story, 580-space parking deck. A landscaped buffer along the US 15-501 right-of-way is also proposed.

Future phases of the project are being planned as part of a larger Master Plan process, which will include community planning for the development of additional buildings and connections.

PROJECT LOCATION



ATTACHMENTS

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