



Town Council

Development Agreement
2021.09.22

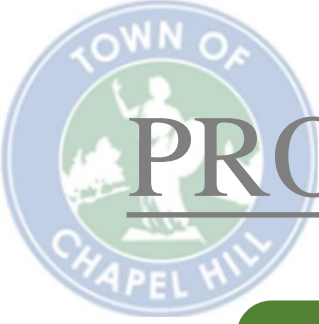
Glen Lennox Development Agreement – Major Modification
1201 Raleigh Rd. Chapel Hill, NC . 27514





RECOMMENDATION

- Open the Public Hearing;
- Close the Public Hearing; OR
- Continue the Public Hearing to October 13th
- Adopt the Resolution of Consistency
- Enact Ordinance A, approving the Major Modification to the Glen Lennox Development Agreement



PROCESS OVERVIEW

Major Modification to DA

Town Manager's Report to
Planning Commission

Planning Commission Review

Town Council Review & Action



PROJECT SUMMARY

Height Modification Request

Blk	Stories		
	Current Req	Added Stories	Total
4	5	+1	6
9B	4	+2	6
9C	4	+1	5





Background

2014 Recorded Glen Lennox Development Agreement

- Outlined the required allowable heights
- Taller buildings located near highway interchange
- Lower heights approaching Oakwood neighborhood

Maximum Allowable Height

	2 Stories
	3 Stories
	4 Stories
	5 Stories
	6 Stories
	8 Stories





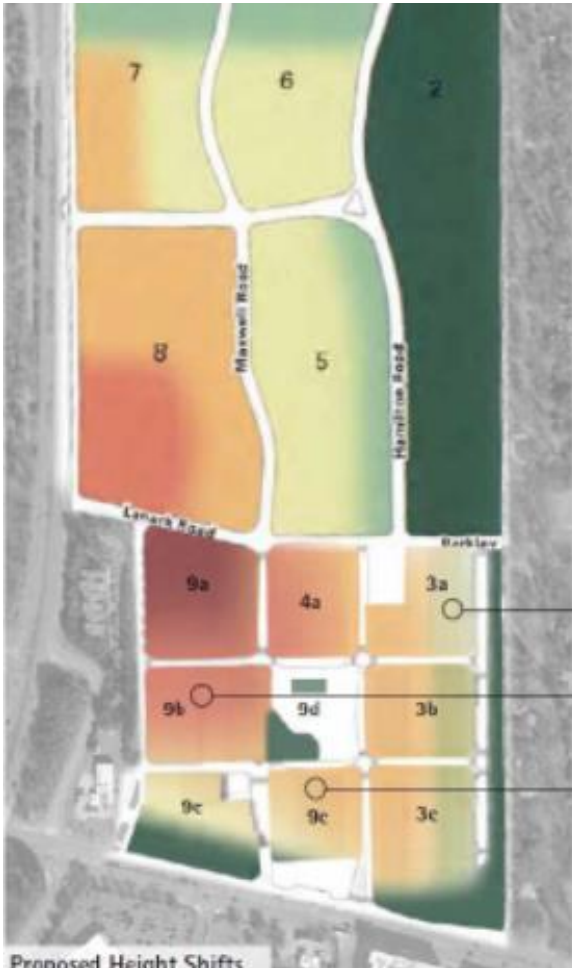
Background

March 17, 2021, Town Council Work Session:

- Support for placemaking
- Provide updated traffic studies as uses change and road networks
- Maintain the green feeling of the neighborhood
- Understand how increased height impacted the number of units and floor area



Background



September 2, 2021 PIM:

- Concerns for increased height adjacent to Oakwood neighborhood

September 7, 2021 Planning Commission Meeting

- More greenspace
- Less parking spaces

Applicant eliminated request for additional height on Block 3



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