



CONSIDER AN APPLICATION FOR MODIFICATION TO CONDITIONAL ZONING AT 1751 DOBBINS DRIVE (PROJECT #21-023)

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Colleen Willger, Director
 Judy Johnson, Assistant Director
 Becky McDonnell, Planner II

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| PROPERTY ADDRESS 1751 Dobbins Drive | DATE May 5, 2021 | APPLICANT Keith Shaw AIA, Shaw Design Associates, on behalf of James R and Melissa A Miller, LLC |
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UPDATES SINCE THE PUBLIC HEARING

No changes have been made.

TOWN MANAGER RECOMMENDATION

That the Council adopt Resolution A, the Resolution of Consistency, and enact Ordinance A, approving the proposal.

PROCESS

Conditional Zoning is a legislative process that allows Town Council to review the rezoning application for consistency with the Land Use Plan in the Comprehensive Plan. Modifications to an approved Conditional Zoning Ordinance may be approved by the Town Council.

DECISION POINTS

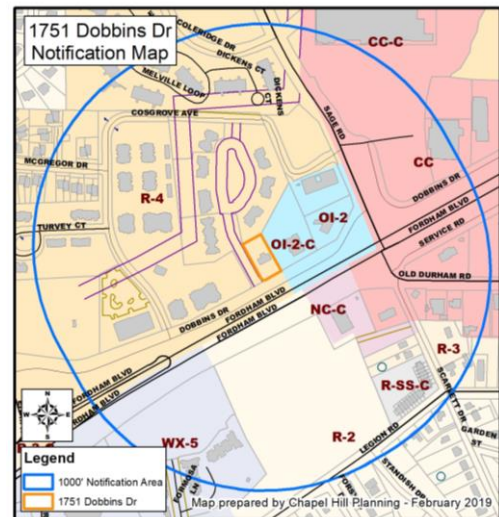
The applicant requests a modification to the Conditional Zoning Ordinance to allow a maximum of 7,500 sq. ft. of floor area.

PROJECT OVERVIEW

Council approved a Conditional Zoning Ordinance at the November 13, 2019¹ Council meeting, allowing a two-story, 5,747 square foot office with 21 parking spaces. The 2019 Conditional Zoning Ordinance approved a zoning change from Residential-4 (R-4) to Office/Institutional-2-Conditional Zoning District (OI-2-CZD). On March 10, 2021 the Council approved a limited scope review for the request to increase allowable floor area by about 25 percent. The Council held a public hearing on the application on April 7, 2021.

The modification before Council this evening would increase the allowed square footage to 7,500 square feet, an increase of 1,753 square feet. There are no additional changes proposed to the site plan or parking.

PROJECT LOCATION



ATTACHMENTS

1. Draft Staff Presentation
2. Resolution A, Resolution of Consistency
3. Ordinance A, Approving the application
4. Resolution B, Denying the application
5. Applicant's Materials
6. [Hyperlink: Materials from November 13, 2019 Town Council Meeting](https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4224798&GUID=2DE275C0-A181-4EF8-8D24-C41DDAF4F8AA)

¹ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4224798&GUID=2DE275C0-A181-4EF8-8D24-C41DDAF4F8AA>