



**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  
 Kay Pearlstein, Senior Planner

<b>PROPERTY ADDRESS</b> 100 Eastowne Drive	<b>PUBLIC HEARING DATE</b> May 23, 2018	<b>APPLICANT</b> Health System Properties, LLC
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**STAFF RECOMMENDATION**

That the Council open the Public Hearing, receive public comment, and continue the public hearing to June 27, 2018.

**STAFF ANALYSIS**

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.

**PROCESS**

The applicant is requesting a rezoning with an accompanying Special Use Permit. In Chapel Hill, a rezoning request can proceed as either a general use rezoning, a rezoning paired with a Special Use Permit, 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 limits the type of development and uses to that authorized by a Special Use Permit. Conditional zoning consists of a rezoning with site-specific conditions.

This Rezoning proposal is accompanied by a Special Use Permit (see accompanying Special Use Permit 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 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 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:

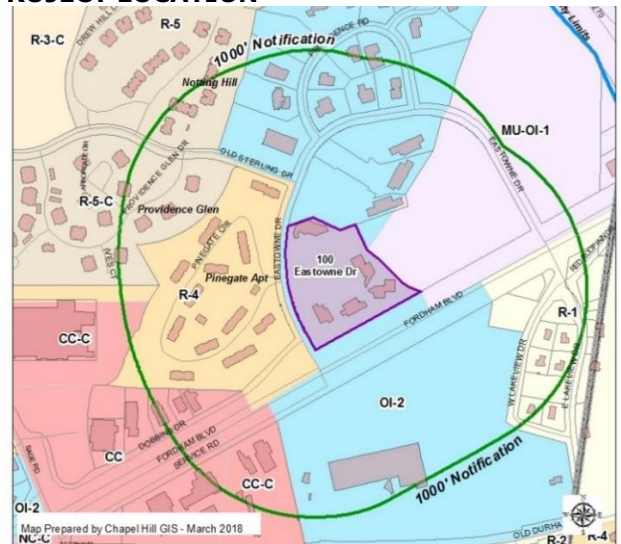
- to correct a manifest error in this chapter; or
- because of changed or changing conditions in a particular area or in the jurisdiction generally; or
- to achieve the purposes of the Comprehensive Plan."

**PROJECT OVERVIEW**

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

Future phases of the project are 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. Resolution of Consistency with the Comprehensive Plan
2. Ordinance (Approving the Rezoning)
3. Resolution B (Denying the Rezoning)
4. Planning Commission Recommendation
5. Applicant Materials