



OPEN THE PUBLIC HEARING: APPLICATION FOR ZONING ATLAS AMENDMENT - 137 E FRANKLIN ST INNOVATION HUB

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Judy Johnson, Interim Director
 Michael Sudol, Planner II
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PROPERTY ADDRESS 136 E Rosemary St & 137 E Franklin St	PUBLIC HEARING DATE June 10, 2020	APPLICANT George Retschle, Ballentine Associates
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STAFF RECOMMENDATION

That the Council open the public hearing, receive comment on the proposed Zoning Atlas Amendment. (Under the recently enacted legislation authorizing public hearings at remote meetings, public comment may continue to be submitted in the hearing record for 24 hours after the June 10 public hearing.)

That the Council then adopt a motion to schedule the proposed Zoning Atlas Amendment for possible decision on June 24, 2020.

STAFF ANALYSIS

The applicant is asking for a rezoning from Town Center-1 (TC-1) and Town Center-2 (TC-2) to Town Center-3 (TC-3). The Zoning Atlas Amendment application would effect a change to the current zoning and permitted types and intensities of land uses.

PROCESS

The zoning designation of a property determines the range of land uses and development intensities permitted on the property. Article 4.4 of 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 for the Town it is intended that this chapter shall not be amended except:

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

PROJECT OVERVIEW

The applicant proposes a comprehensive renovation of the two commercial office buildings at 137 E. Franklin Street and 136 E. Rosemary Street. These buildings share a single 0.66-acre lot that is split-zoned between Town Center-1 (TC-1) and Town Center-2 (TC-2). The buildings are connected by a shared elevator and stairwell.

The proposed renovations include:

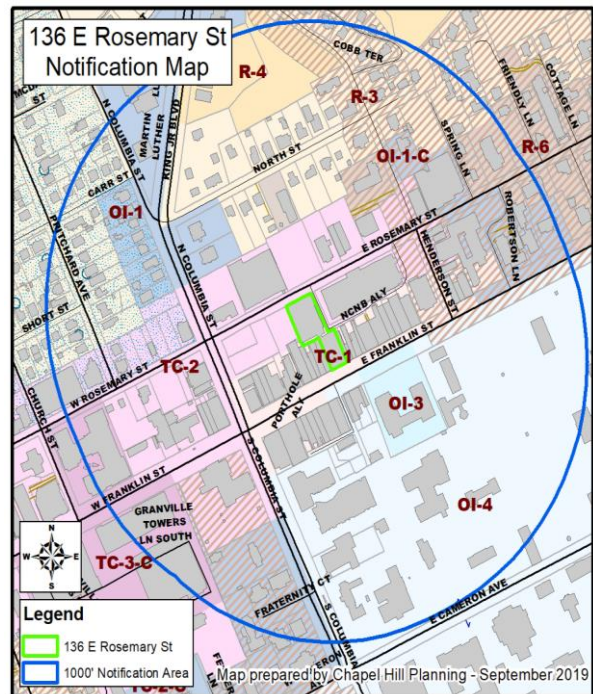
- replacing the elevator and stair core with an atrium space
- replacing the façade on both buildings
- creating new storefront space on the Rosemary Street ground floor
- adding accessibility features
- installing new fire suppression systems and HVACs systems
- replacing the roofing.

These changes will result in an addition of approximately 1,000 square feet of floor area. The rezoning to Town Center-3 (TC-3) is proposed to allow for the increase in floor area and to bring the existing structures into compliance with the Land Use Management Ordinance.

DECISION POINTS

Does the rezoning comply with the 2020 Comprehensive Plan and Land Use Plan?

PROJECT LOCATION



ATTACHMENTS

1. Draft Staff Presentation
2. Technical Report
3. Resolution of Consistency with the Comprehensive Plan
4. Ordinance A (Approving the Rezoning)
5. Resolution B (Denying the Rezoning)
6. Planning Commission Recommendation
7. Applicant Materials