

Ordinance A
(Approving the Request)

AN ORDINANCE APPROVING AN APPLICATION FOR A MAJOR MODIFICATION TO THE GLEN LENNOX DEVELOPMENT AGREEMENT (2021-09-22/O-1)

WHEREAS, in 2014, the Town entered into a development agreement with FCP Glen Lennox, LLC and Glen Lennox Shopping Center, LLC to facilitate the development of the property in a way that best realizes the public benefits to the Town and the Developer Owners; and

WHEREAS, the Glen Lennox Development Agreement outlines the development review and approval process for site plans, urban design elements, land uses, and on- and off-site improvements; and

WHEREAS, the Town of Chapel Hill has received a request from Grubb Properties on behalf of Glen Lennox, LLC, for a Major Modification to the 2014 Glen Lennox Development Agreement; and

WHEREAS, Grubb Properties has requested additional height within Blocks 4 and 9 and identified as Orange County Parcel Identifier Numbers 9798-255743, 9798-25-8721, 9798-26-5134, and 9798-26-8189 in order to create a transition in building height between Fordham Blvd. east to the Oakwood neighborhood and allows greater building height in the center of the development between NC 54 and Lanark Road.

Section I

BE IT FURTHER ORDAINED by the Council of the Town of Chapel Hill that the following conditions are hereby incorporated by reference.

1. Increased Building Height: The major modification to the Glen Lennox Development Agreement authorizes the following:

Height Modification		
Block	Stories	
	Added	Total
4	+1	6
9B	+2	6
9C	+1	5

2. Recording Major Modification: Prior to issuance of any future Development Agreement Compliance Permit (DACP) for development on Lots 4, 9B, or 9C, the applicant shall record this agreement with the Orange County Register of Deeds.

BE IT FURTHER RESOLVED that the Council hereby approves the application for a major modification to the Glen Lennox Development Agreement for additional building height as described in the Glen Lennox Modification Request dated July 9, 2021.

This the 22nd day of September, 2021.