




CONSIDER AN APPLICATION FOR SPECIAL USE PERMIT MODIFICATION – TRI-CITY MEDICAL BUILDING, 5002 BARBEE CHAPEL ROAD

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES
 Ben Hitchings, Director
 Judy Johnson, Operations Manager
 Jake Lowman, Planner

<p>PROPERTY ADDRESS 5002 Barbee Chapel Road</p>	<p>BUSINESS MEETING DATE December 5, 2018</p>	<p>APPLICANT Tri-City, Inc.</p>
<p>TOWN MANAGER’S RECOMMENDATION</p> <p>After reviewing and discussing key issues with Town staff, and based on the evidence in the record to date, the Town Manager believes the Council could make the findings required to approve the requested modifications to regulations.</p> <p>Therefore, the Town Manager recommends that the Council 1) close the public hearing; and 2) adopt Resolution A, approving the application to extend the construction start date.</p>		
<p>UPDATES SINCE NOVEMBER 14, 2018 PUBLIC HEARING</p> <p>None</p>		
<p>PROCESS</p> <p>The Council must consider the four findings for approval of a Special Use Permit, including that the use or development:</p> <ol style="list-style-type: none"> 1. is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare; 2. would comply with all required regulations and standards of the Land Use Management Ordinance; 3. is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity; and 4. conforms to the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the Comprehensive Plan. 	<p>DECISION POINTS</p> <ul style="list-style-type: none"> • The existing Special Use Permit will expire if this request is denied. • The Town Manager granted a one-year construction start date extension in November 2017. The Land Use Management Ordinance requires any subsequent extension to be approved by the Town Council. 	
<p>PROJECT OVERVIEW</p> <p>The Town of Chapel Hill granted a Special Use Permit and a Meadowmont Master Land Use Plan Modification on November 23, 2015 to construct a 60,000-square-foot medical building. The Special Use Permit required that construction begin by November 23, 2017.</p> <p>The Special Use Permit authorized:</p> <ul style="list-style-type: none"> • 60,000-square-foot office-type, clinic building; • 240 parking spaces. <p>In November 2017, the Town Manager granted a one-year construction start date extension through November 23, 2018. The applicant has requested the minor modification to extend the construction start date by 24 months, to November 23, 2020. No other modifications have been proposed.</p>	<p>PROJECT LOCATION</p> 	
<p>ATTACHMENTS</p>	<ol style="list-style-type: none"> 1. Special Use Permit Findings 2. Draft Staff Presentation 3. Resolution A 4. Resolution B (Denying the Application) 5. Planning Commission Recommendation 6. Applicant Materials 	

PROPERTY ADDRESS 5002 Barbee Chapel Road	BUSINESS MEETING DATE December 5, 2018	APPLICANT Tri-City, Inc.
--	--	------------------------------------

SPECIAL USE PERMIT FINDINGS

Tonight, based on evidence in the record thus far, we provide the following evaluation of this application based on the four findings of fact that the Council must consider for granting a Special Use Permit Modification.

Finding #1: *That the use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare:*

Finding #2: *That the use or development would comply with all required regulations and standards of the Land Use Management Ordinance:*

Finding #3: *That the use or development is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity:*

Finding #4: *That the use or development conforms to the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the Comprehensive Plan:*

Staff Response: The Council, with the original approval, found that the Special Use Permit met the above findings. The applicant is not proposing changes from the original permit, aside from the construction start date extension. Therefore, we believe, based on the evidence entered into the record to date, that the Special Use Permit Modification continues to meet the original conditions and findings of the approval.