



**OPEN PUBLIC HEARING FOR CONDITIONAL REZONING AT 1751 DOBBINS DRIVE FROM RESIDENTIAL-4 (R-4) TO OFFICE/INSTITUTIONAL-2-CONDITIONAL ZONING (OI-2-CZ)**

**STAFF REPORT**

TOWN OF CHAPEL HILL PLANNING DEPARTMENT  
 Judy Johnson, Interim Director  
 Michael Sudol, Planner II

<p><b>PROPERTY ADDRESS</b> 1751 Dobbins Drive</p>	<p><b>DATE</b> October 30, 2019</p>	<p><b>APPLICANT</b> Aaron Frank, Womble Bond Dickinson LLP on behalf of James R. and Melissa A. Miller, LLC</p>
<p><b>STAFF RECOMMENDATION</b> That the Council open the public hearing, receive comments on the proposed Conditional Rezoning, and recess the Public Hearing to November 13, 2019.</p>		
<p><b>STAFF ANALYSIS</b> The applicant is asking for modifications to regulations. See attached Technical Report for additional information.</p>		
<p><b>PROCESS</b> 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. A Conditional Zoning District is deemed consistent if the proposed District will be located in conformance with an adopted small area plan and/or in one of the following Land Use Categories:</p> <ul style="list-style-type: none"> <li>- Medium and High Residential</li> <li>- Commercial</li> <li>- Mixed Use, Office and Office/Commercial Emphasis</li> <li>- Town/Village Center</li> <li>- Institutional Office</li> <li>- University</li> <li>- Development Opportunity Area</li> <li>- Light Industrial Opportunity Area</li> </ul>	<p><b>DECISION POINTS</b> The applicant is requesting the following:</p> <ul style="list-style-type: none"> <li>• Modifications to landscape buffer on west property line.</li> <li>• Modification to minimum interior and street setback widths.</li> <li>• Modification to steep slopes requirement.</li> <li>• Modification to foundation buffer strip.</li> </ul>	
<p><b>PROJECT OVERVIEW</b> The applicant proposes construction of a two-story, 5,747 square foot office with 21 parking spaces.</p> <ul style="list-style-type: none"> <li>• Existing Zoning: Residential-4 (R-4)</li> <li>• Proposed Zoning: Office/Institutional-2-Conditional Zoning (OI-2-CZ)</li> <li>• Lot size: 0.5 acres</li> </ul>	<p><b>PROJECT LOCATION</b></p>	
<p><b>ATTACHMENTS</b></p>	<ol style="list-style-type: none"> <li>1. Draft Staff Presentation</li> <li>2. Technical Report and Project Summary</li> <li>3. Resolution A</li> <li>4. Ordinance A</li> <li>5. Resolution B</li> <li>6. Applicant's Materials</li> <li>7. Submitted Plans</li> <li>8. Advisory Board Recommendations</li> </ol>	