



APPROVE A REQUEST FOR LIMITED SCOPE REVIEW OF A CONDITIONAL ZONING APPLICATION FOR TRI-CITY MEDICAL OFFICE BUILDING

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Colleen Willger, Director
Judy Johnson, Assistant Director

PROJECT LOCATION 5002 Barbee Chapel Road	MEETING DATE May 26, 2021
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STAFF’S RECOMMENDATION
That the Council consider adopting Resolution A, limiting the scope of the Conditional Zoning application to extending the construction start and completion timeline

OVERVIEW
The applicant petitioned the Council at the [May 5, 2021 meeting](#)¹ requesting a limited scope review of the proposed Conditional Zoning application.

BACKGROUND
The project at 5002 Barbee Chapel Road received a Special Use Permit approval by the Council at the [November 23, 2015 Council meeting](#)². The approval was for construction of a 60,000 sq. ft. office building with 240 parking spaces.

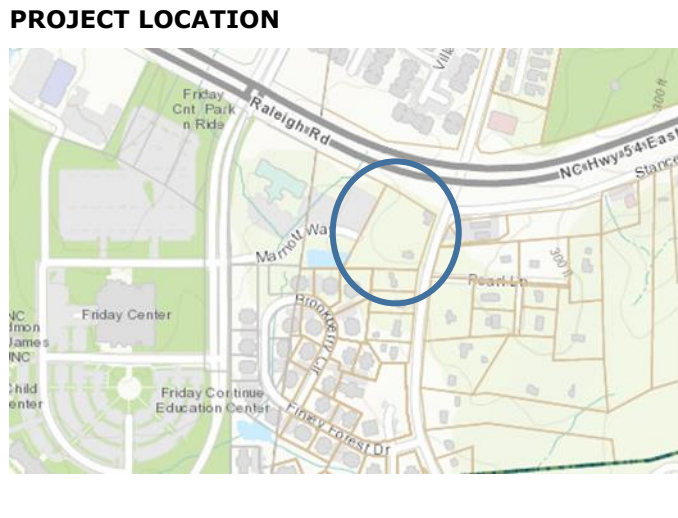
In the petition, the applicant states that the developers have made progress towards completing the project by closing on the purchase of the property; contracting with architects and other design professionals to work on the final design drawings; and working aggressively to solicit prospective tenants for the building.

The only change to the project would be to extend the construction start and completion dates. Staff recommends limiting advisory board review to only the Planning Commission.

The applicant has also requested that the fee for a conditional zoning limited scope be limited to the \$1,260 conditional zoning extension fee, which the applicant already has paid.

DECISION POINTS
The Council can limit the scope of their review of the proposed Conditional Zoning Modification application if they choose.

The attached resolution would limit the scope of the Conditional Zoning Modification to the construction start and completion dates as well as limit the advisory board review to the Planning Commission.



- ATTACHMENT**
1. Resolution A
 2. Petition dated April 14, 2021

¹ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4930483&GUID=520370B6-FAB7-4B8C-A5C4-08C8C98D460A&Options=&Search=>

² https://chapelhill.granicus.com/DocumentViewer.php?file=chapelhill_d3beafbb58fbab22be938acc37f6147d.pdf&view=1