

Item #6 Consider an Application for Zoning Atlas Amendment – Eastowne Redevelopment Medical Office Building-1, 100 Eastowne Drive

Item #7 Consider a Special Use Permit Modification - Eastowne Redevelopment Medical Office Building-1, 100 Eastowne Drive

Tonight's actions:

1. Staff and Applicant presentation on ZAA;
2. Receive public comment on ZAA;
3. Close Rezoning Public Hearing;
4. Staff and Applicant presentation on SUP;
5. Receive evidence on SUP;
6. Close SUP Public Hearing;
7. Council deliberations
8. Action on the Rezoning (R-5 and O-2);
9. Action on the Special Use Permit (R-7).

Eastowne UNC Health Care Revised Resolution A (R-7)

Revised Stipulations:

- #4. Parking Deck Appearance: The applicant shall install cladding on 80% of the parking deck's Eastowne Drive façade and provide a visual barrier for car head lights along the same elevation. The material shall be a mixture of complimentary building materials that will allow the deck to be naturally ventilated per NC Building Code. The applicant will clad the remaining elevations (North, South and East) with a combination of materials similar to those on the Eastowne Drive façade and will be installed over approximately 35% of the exposed elevations. Prior to issuance of a Zoning Compliance Permit, the developer shall obtain Community Design Commission approval of the parking deck elevations to confirm compliance with the standards of this stipulation.
- #7. Master Plan: Before any additional new buildings are developed on the 48 acres comprising the Eastowne UNC Health Care properties, the property owner will conduct a Master Planning process that is consistent with the Town's values as expressed in the Town's Strategic Plan and the 2020 Comprehensive Plan. In addition, the property owner will ensure that the process provides substantial opportunity for public participation and input. The applicant will include at least one Town staff person appointed by the Town Manager on the Master Plan project team. The applicant will also pay for an Urban Designer selected by the Town, and the applicant and the Town will co-design a mutually agreeable scope of work to involve the Urban Designer throughout the master planning process. Once a draft of the Master Plan is prepared, the applicant will present a draft to the Advisory Boards and Town Council for their review and feedback. Following the drafting of the Master Plan, the applicant will bring development proposals through the Town's entitlement process.

New Stipulations:

- 11.1. Solar Readiness: Prior to issuance of a Certificate of Occupancy, conduit infrastructure will be run to the roof of the Medical Office Building – 1 and the top level of the parking structure to support solar photovoltaics on at least 80% of the unshaded, available top surface of each structure.

- 11.2. Entranceway Sign: The applicant will provide a well-landscaped entranceway sign at the site entrance along US 15-501. The sign may be located in the NCDOT right-of-way contingent upon NCDOT approval. Prior to the issuance of a building permit for the sign, the Community Design Commission shall provide courtesy comments for the sign design.
- 11.3. US 15-501 Landscaping: Following the clearing of understory invasive vegetation to improved site visuals proposed in the US 15-501 right-of-way, the applicant shall replant this area with native understory species, and show these replantings on the landscaping plan prior to issuance of a Zoning Compliance Permit.
- 11.4. Water Conservation: In order to minimize the need for irrigation, only a combination of xeriscaping and/or drought-tolerant, regional planting materials will be planted. No potable water shall be used for irrigation on-site.