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# 1751 Dobbins Drive Rezoning Town of Chapel Hill Town Council Public Hearing

October 30, 2019



# Site Context & Request

## Request to Rezone from R-4 to OI-2-CZ



**1751 DOBBINS DR.**  
(WITHIN 15-501 CORRIDOR)

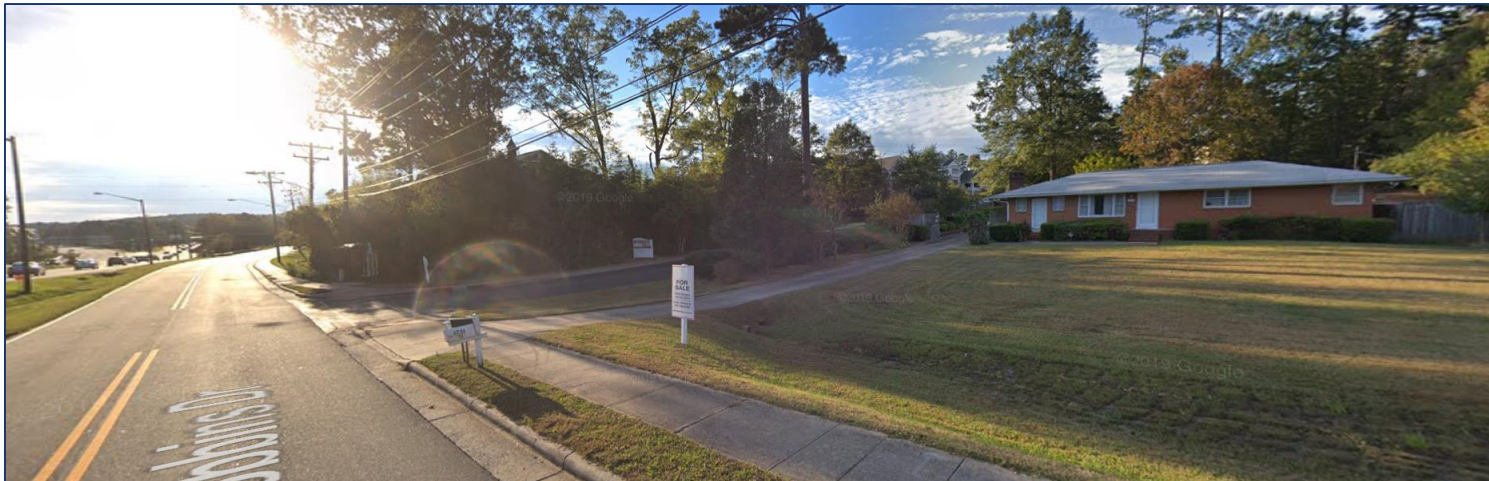


**CURRENT ZONING**  
(R-4: ADJACENT TO OI-2-C)

# Existing Conditions

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- Property contains a single family house – this is the last single family house remaining in the 15-501 Corridor



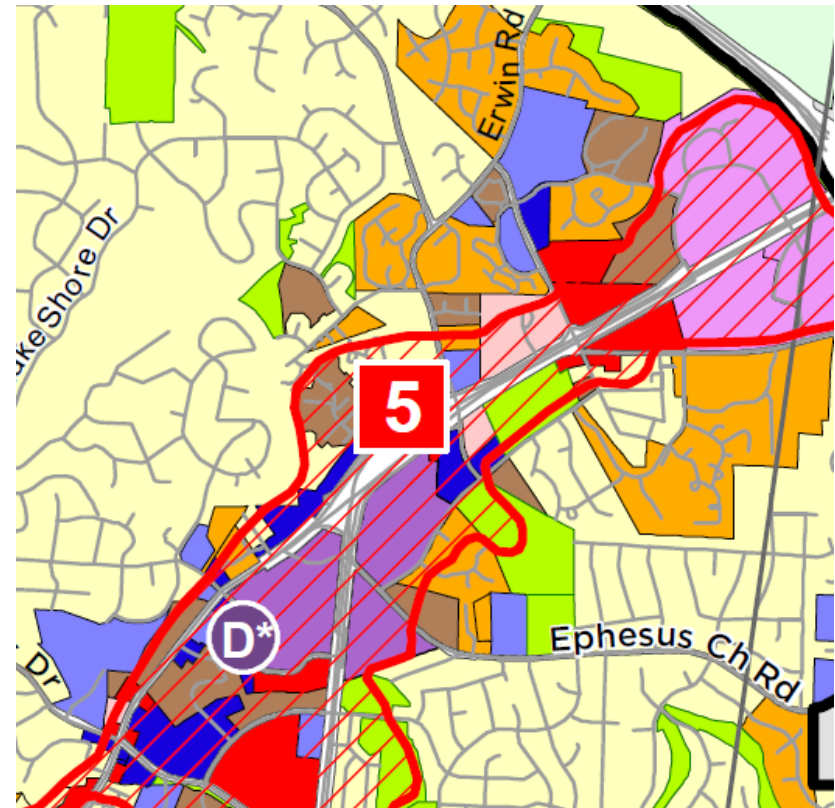
# Adjacent Properties

- Surrounding properties have redeveloped in the past several decades



# Comprehensive Plan Guidance

- Located within Future Focus Discussion Area 5
- Mixed Use, Office/Commercial Emphasis
- Proposal strives to achieve desired land use

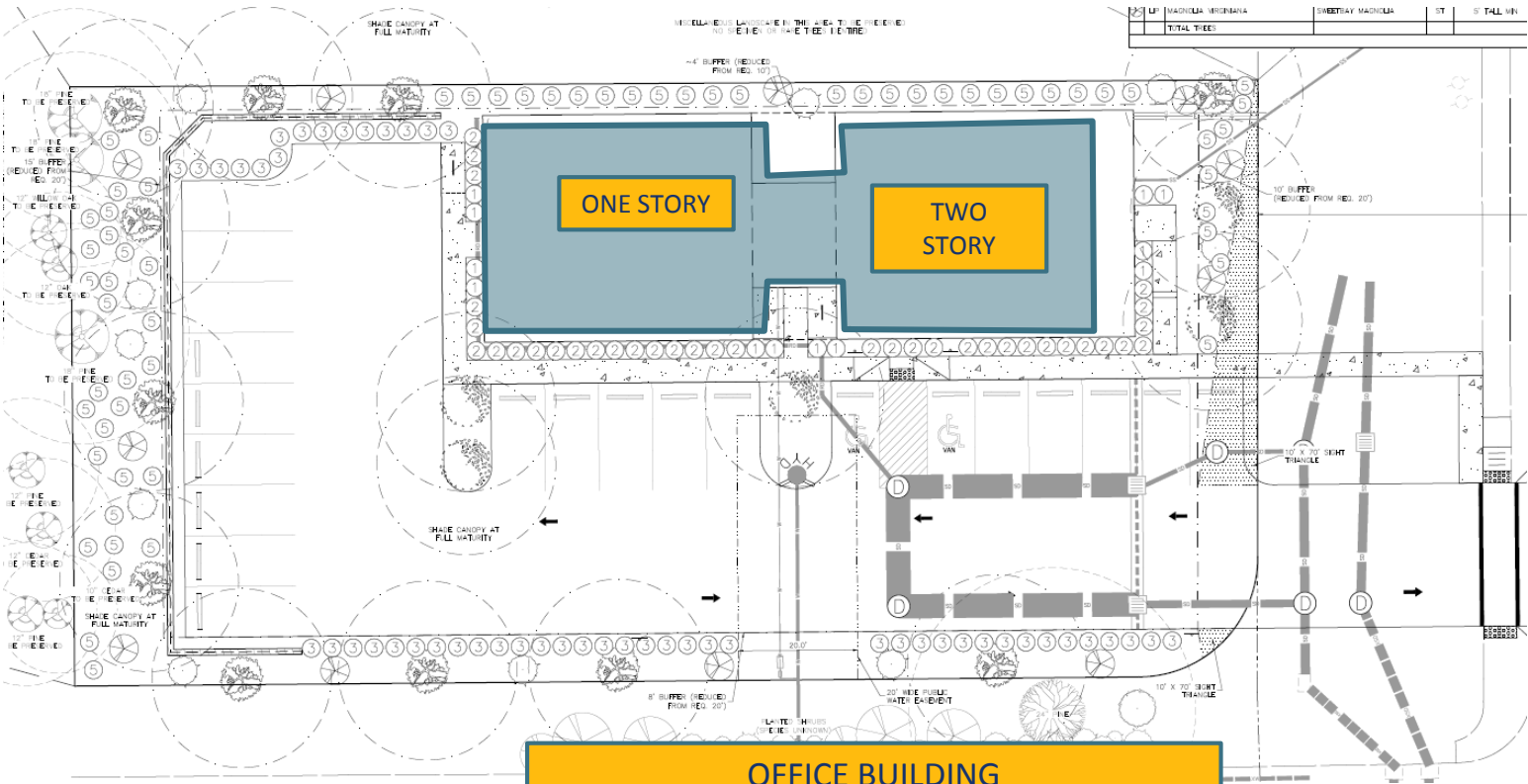


# Proposal

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- ~5,500 sq. ft. office building
- 2 stories at Dobbins Drive transitioning to 1 story at rear of property
- Access provided from Dobbins Drive
- Challenging site dimensions (narrow) in transitioning from residential (existing) to non-residential (desired) land use

# Site Plan



**OFFICE BUILDING**  
 ±5,500 SQ. FT. COMMERCIAL BUILDING  
 ONE-STORY AT THE REAR; TWO-STORY AT THE FRONT TO  
 WORK WITH THE EXISTING TOPOGRAPHY



# Modifications to Regulations

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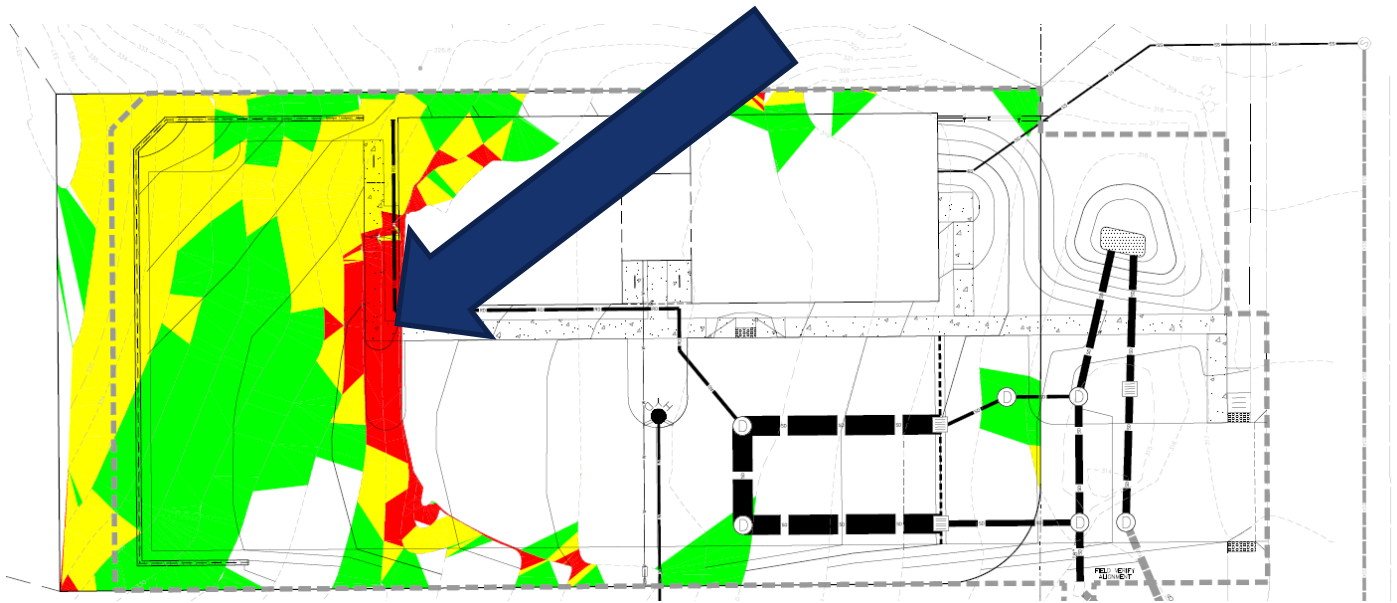
- Dimensional Modifications
  - West Buffer: Reduced from 20' to 8'
  - Interior Setback: Reduced from 8' to 4'
  - Street Setback: Reduced from 22' to 20'
  - Foundation Buffer Strip (Landcaping): Reduced from 5' to 3'



# Modifications to Regulations

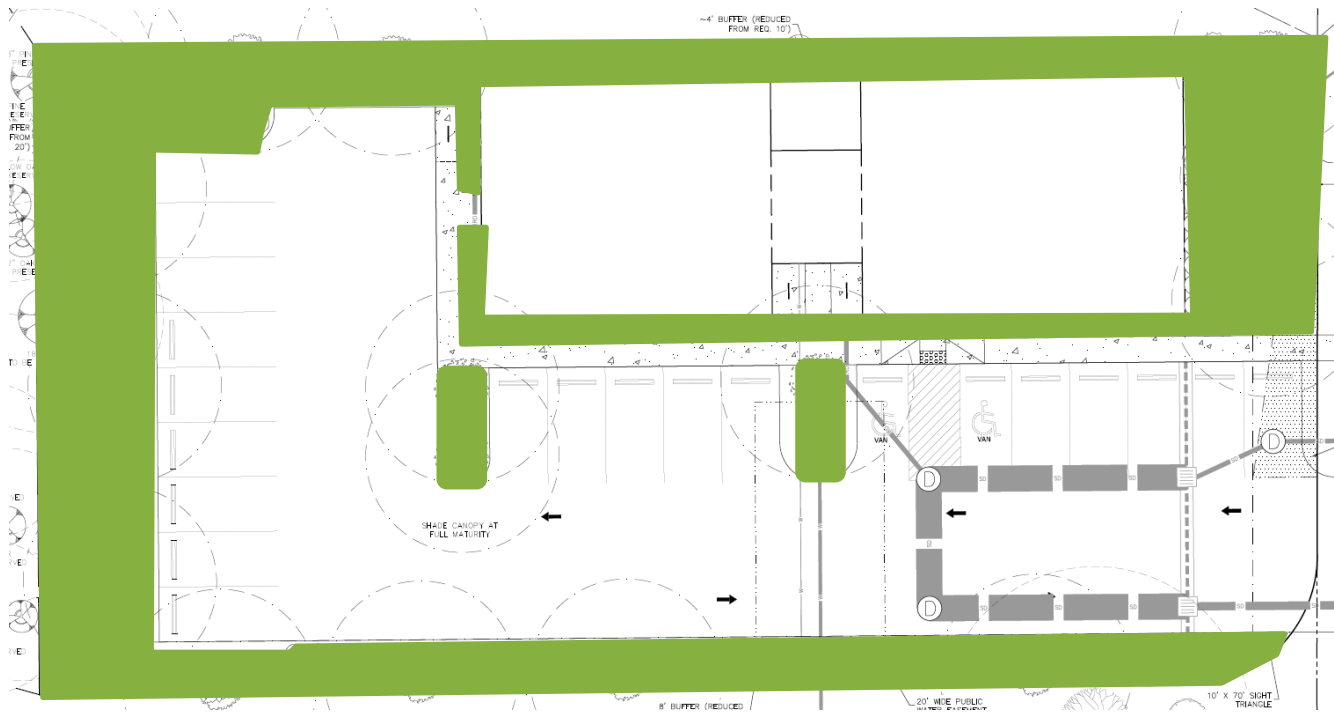
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- Modification to Steep Slopes Ordinance
- Area is previously disturbed with retaining wall



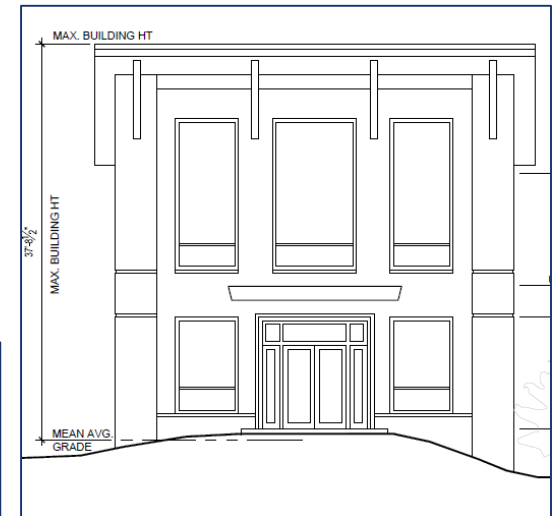
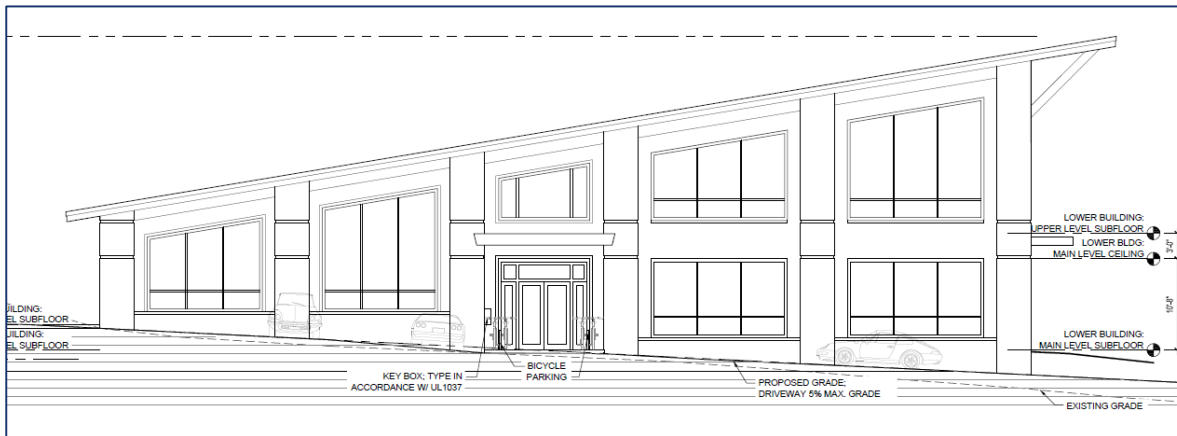
# Landscaping

- Project will increase canopy coverage to >30%
- Property only contains a selected # of trees, in unforested area



# Architecture

- Modern expression
- Natural Daylighting and Sloped Roof



# Site Plan

## Trash Location



**OFFICE BUILDING**  
**+5,500 SQ. FT. COMMERCIAL BUILDING**  
**ONE-STORY AT THE REAR; TWO-STORY AT THE FRONT**  
**TO WORK WITH THE EXISTING TOPOGRAPHY**



# Zoning Conditions

1. We will provide alternative buffer if adjacent off-site buffers are removed.
2. We will provide a payment in lieu for multi-use path.
3. We will provide conduit for four electric vehicle spaces.





# Questions?



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