



April 26, 2023

Town Council

Conditional Zoning – UNC Health Eastowne





RECOMMENDATION

Open the Legislative Hearing and receive comments on the proposed Conditional Zoning.

Move to schedule action on the proposed Conditional Zoning application on May 24, 2023

Draft



TIMELINE

STAFF
REVIEW



COUNCIL
WORK
SESSION
MAR 15,
2023



PLANNING
COMMISSION
APRIL 18,
2023



Open
Public
Hearing
APRIL 26,
2023



Council
Action
MAY 24,
2023



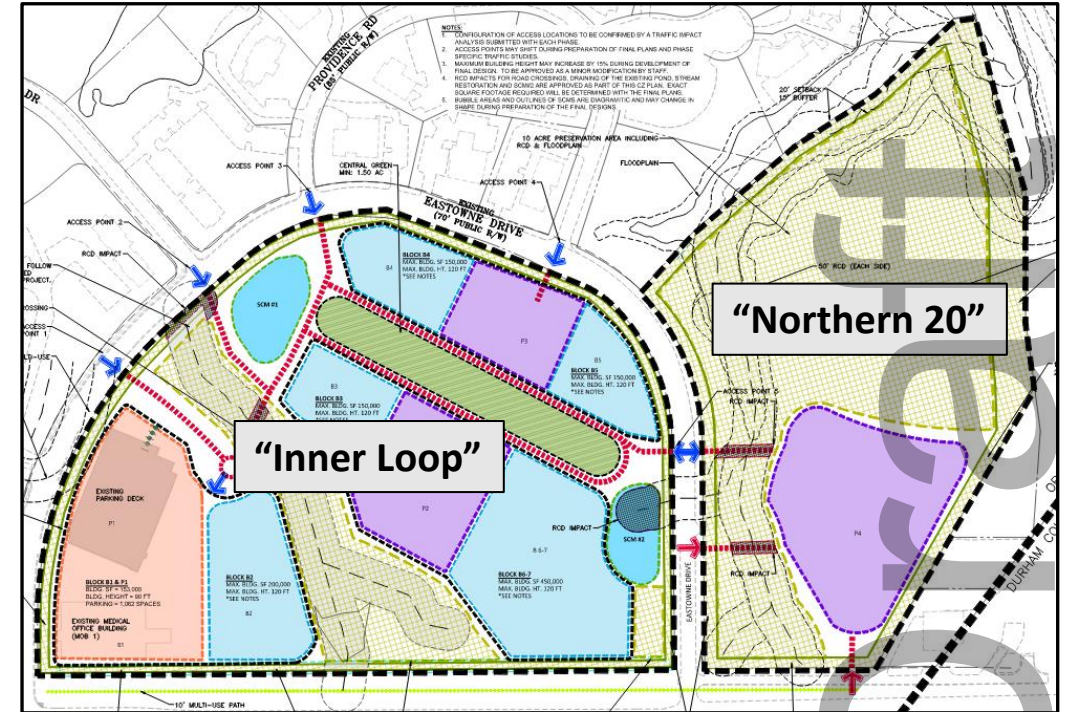
Project Summary

SCOPE

- 1.1 million sq. ft. of medical office building & associated parking garages
- New building every 3-5 years
- Full buildout in 25+ years

ZONING

- Existing Zoning:
 - Mixed Use-Office/Institutional-1 (MU-OI-1)
 - Office/Institutional-2 (OI-2)
 - Office/Institutional-3 (OI-3)
- Proposed Zoning:
 - Office/Institutional-3 (OI-3-CZD)





Project Summary

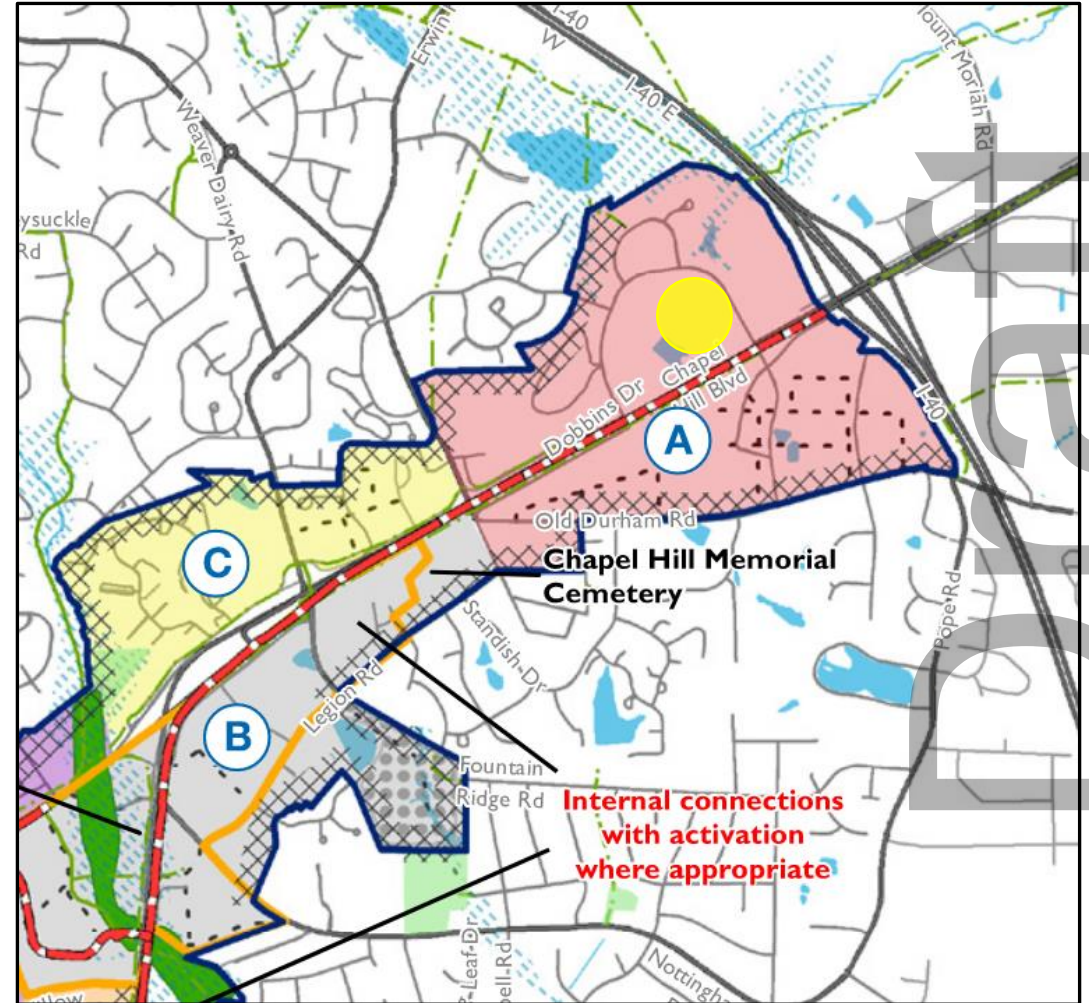
FLUM: North 15-501 Corridor

Primary Land Uses:

- Commercial/office

Secondary Land Uses:

- Institutional/University





Modification to Regulations

1) Section 3.6.3 RCD Buffer:

- RCD buffers for restored perennial stream will only consist of the 50-foot streamside zone.
- RCD impacts to be allowed for:
 - the pond draining and stream restoration project
 - construction of an above ground stormwater control measure (SCM)
 - up to 3 stream crossings

2) Section 3.6.3 Dimensional Regulations in RCD: Allow 180,000 SF of land disturbance and 25,000 of impervious surface in the RCD

3) Section 5.3.2 Steep Slopes: Increase the total allowable percentage of disturbance of *naturally occurring* steep slopes from 25 percent to 30 percent and to exempt manmade steep slopes associated with prior development of the site.

4) Section 5.9.7 Minimum and Maximum Off-Street Vehicular and Bicycle Parking Requirements:

- Maximum total parking space limit: 4.5 spaces per 1,000 SF of floor area.
- Minimum bicycle parking spaces: 2.5 percent of total vehicular parking.

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Modification to Regulations

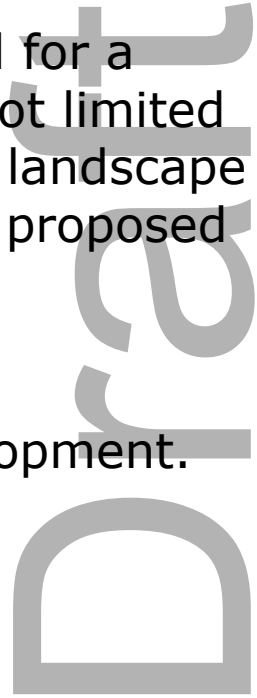
5) Appendix A “District-Specific Plan”: Amend the definition of the “district-specific plan” accompanying this ordinance as follows:

“A plan, to scale, showing **the approximate location of** uses and structures proposed for a parcel of land as required by the applicable application and regulations, including but not limited to lot lines, streets, building **sites envelopes**, reserved open space, **buildings**, major landscape features - both natural and manmade-and, depending on requirements, the location of proposed utility lines.”

6) Table 3.8.1: Dimensional Matrix: No maximum Floor Area Ratio (FAR) for this development. The FAR for Office/Institutional-3 zoning is 0.566.

7) Section 5.6.2: Landscape Buffers.

Buffer Location	Required Buffer	Proposed Buffer
Eastowne Drive	15 ft. Type B	No buffer required. Street trees must be planted at intervals of approximately 30 feet





Modification to Regulations

5) Section 5.14 Signs: The applicant proposes to increase the maximum size of signs visible from the public right of way.

6) Section 4.4.7(h) Procedures: The following changes will be allowed as minor modifications

- a. relocation of public amenity spaces
- b. reconfiguration of pedestrian, bicycle, or vehicular circulation
- c. a change of building height up to 15 percent of the approved height
- d. improvements related to construction of future Bus Rapid Transit stop on US 15-501
- e. a change of less than 20 percent of the approved floor area
- f. an increase of less than 10 percent of the approved number of parking spaces
- g. relocation of vehicular access points to public rights-of-way by less than 50 feet from their approved location
relocation of building envelopes by less than 100 feet from their approved location

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Community Benefits – Affordable Housing

- Affordable Housing and Community Connections staff researched best practices on hospital investments in affordable housing
- Staff initially proposed 3 potential options
- Loan fund emerged as preferred option:
 - High impact
 - High leverage
 - Alignment with Town priorities

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AH Contribution	Estimated UNC H Contribution	Estimated # Units Support
1. Initiate Affordable Housing Loan Fund	\$5M	500 - >1,000
2. Subsidy for Development On Site	\$2.7M	60
3. Subsidy for Development Off Site	\$3.7M - \$6M	60



Community Benefits – Affordable Housing

- AH Revolving Loan Fund is a dedicated pool of public and private loan funds for affordable housing projects
- Potential Uses:
 - Acquisition and rehab of Naturally Occurring Affordable Housing
 - Acquisition and rehab of subsidized affordable housing
 - Construction of new affordable housing
- Managed by 3rd party Fund Administrator
- A successful approach being applied nationally and locally: Durham, Wake County, Greensboro

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Community Benefits – Affordable Housing

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- \$6.5M in top tier funding could attract >\$18M in additional funding and yield >600 units
- \$10M in top tier funding could attract >\$30M in additional funding and yield >1,000 units

	Scenario 1	Scenario 2
Top Tier Funders		
UNC Health	\$5M	\$5M
*Town	\$1.5M	\$5M
Other Funders	\$18.5M	\$30M
Fund Total	\$25M	\$40M
Est. # Units Supported	>625	>1,000

*Funding not yet committed.



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