



**CONSIDER AN APPLICATION FOR ZONING ATLAS AMENDMENT: EASTOWNE REDEVELOPMENT – MEDICAL OFFICE BUILDING (MOB) - 1**

**SUMMARY REPORT**

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES  
 Ben Hitchings, Director  
 Judy Johnson, Operations Manager

<b>PROPERTY ADDRESS</b> 100 Eastowne Drive	<b>BUSINESS MEETING DATE</b> September 19, 2018	<b>APPLICANT</b> McAdams on behalf of Health System Properties, LLC
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**RECOMMENDATION:**

That the Council 1) close the public hearing; 2) adopt the Resolution of Consistency with the Comprehensive Plan; and 3) enact Ordinance A to rezone the property from Office/Institutional-2 (OI-2) to Office/Institutional-3 (OI-3).

**UPDATES SINCE PUBLIC HEARING:**

The traffic consultant submitted a Final Traffic Impact Analysis (TIA) to the Town on June 6, 2018 and provided revised traffic mitigation measures to accommodate the proposed development. In August, the Consultant revised the Traffic Analysis with a maximum trip generation scenario. The revised TIA does not require any additional improvements beyond those identified in the June TIA. The applicant will provide all the traffic improvements required in the TIA. The Applicant has also made a commitment to report to the Town Council on traffic conditions and trip generation rates at the site one year after the issuance of a Certificate of Occupancy. For more details, see the TIA attachments to the Special Use Permit Modification that is also under consideration tonight.

**PROCESS**

The applicant requests a rezoning with an accompanying Special Use Permit Modification.

Regarding the rezoning request, the Land Use Management Ordinance establishes the intent of Zoning Atlas Amendments by stating: "In order to establish and maintain sound, stable, and desirable development within the planning jurisdiction of the Town, it is intended that this chapter shall not be amended except:

- to correct a manifest error in this chapter; or
- because of changed or changing conditions in a particular area or in the jurisdiction generally; or
- to achieve the purposes of the Comprehensive Plan."

(See accompanying Special Use Permit Modification memorandum).

**DECISION POINTS**

The applicant is asking for a rezoning from Office/Institutional-2 (OI-2) to Office/Institutional-3 (OI-3). The proposed Zoning Atlas Amendment would change the permitted types and intensities of land uses.

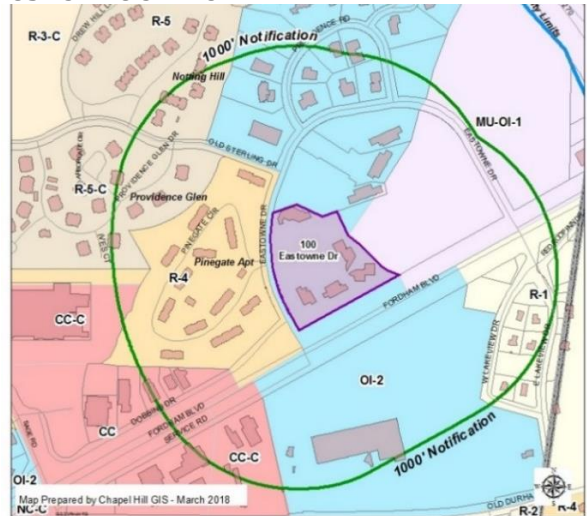
The Council has the discretionary authority to approve or deny a rezoning request. The specific proposal in the accompanying Special Use Permit Modification application is related to the rezoning request, and we believe it is appropriate for the Council to consider the applications in tandem. If the Council does not find the Special Use Permit Modification proposal to be an acceptable use of the property, then we would recommend that the Council not approve the rezoning request.

**PROJECT OVERVIEW**

The applicant proposes demolition of four existing buildings and construction of a 150,000 sq. ft. 6-story building for medical office and clinic uses, an attached 3,000 sq. ft. utility building, and a separate 7 ½-level, 1,100-space parking deck. A landscaped buffer along the US 15-501 right-of-way is also proposed.

Future phases of the project will be part of a larger Master Plan process, including community input for the development of additional buildings, infrastructure and connections.

**PROJECT LOCATION**



**ATTACHMENTS**

1. Draft Staff Presentation
2. Resolution of Consistency with the Comprehensive Plan
3. Ordinance A (Approving the Rezoning)
4. Resolution B (Denying the Rezoning)
5. Applicant Materials