



# Eastowne Master Plan

**Council Business Meeting**

**January 16, 2019**



# UNC HEALTH CARE MASTER PLANNING PROCESS

## Staff Recommendation:

- That Council receive information regarding the proposed UNC Health Care Master Planning process, and
- Transmit comments to the applicant.



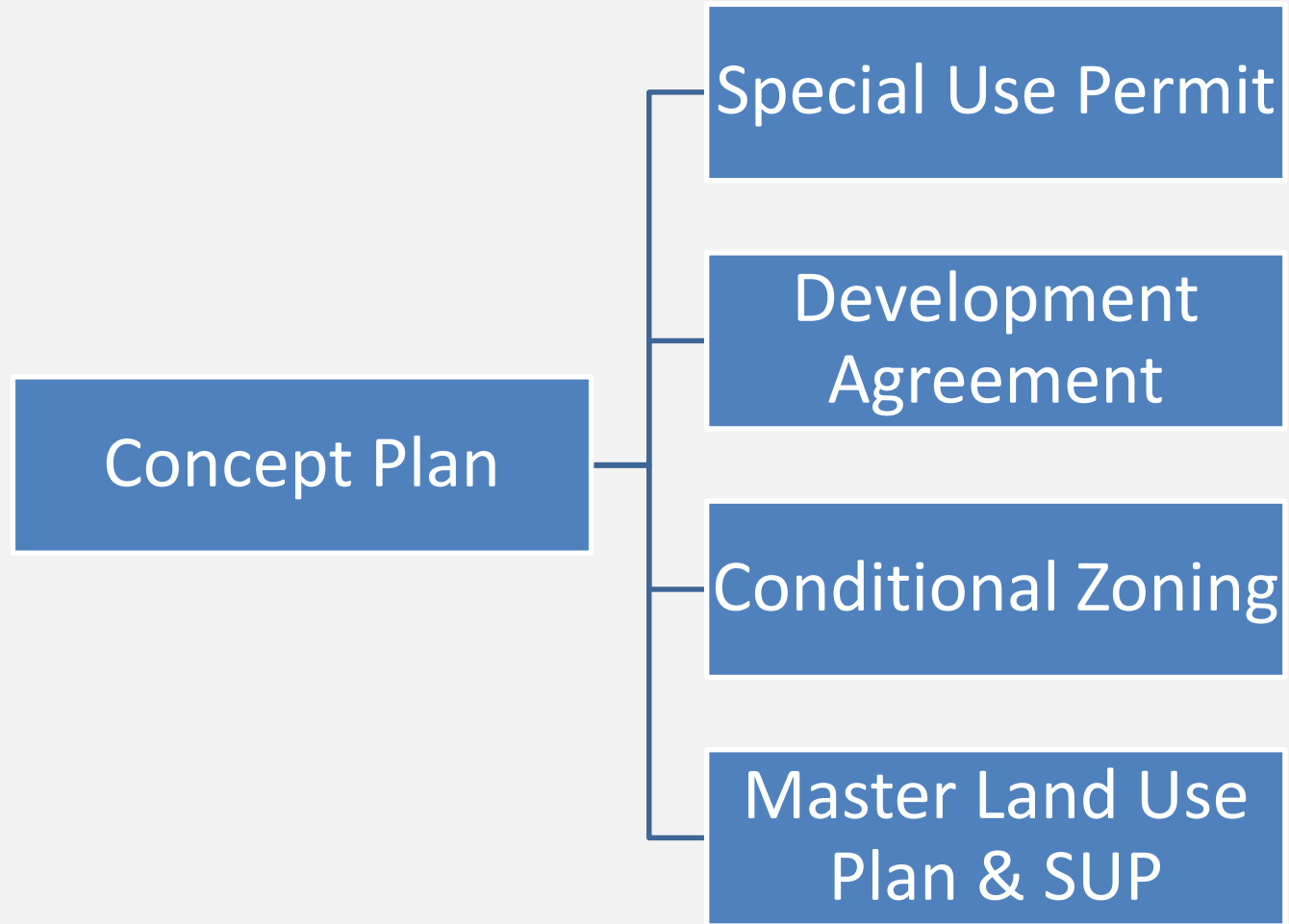
# STIPULATIONS FROM MOB-1 SPECIAL USE PERMIT

6. Multi-Use Path

7. Master Plan

8. Future Traffic Analysis

# ENTITLEMENT OPTIONS



# SPECIAL USE PERMIT

- Quasi-judicial decision
- No Council discussion outside the public hearing
- If applicant meets four findings, Council has to issue permit
- Applicant has been through process and is familiar with it

# DEVELOPMENT AGREEMENT

- Legislative decision
- Council and applicant negotiate Development Agreement that specifies conditions of approval
- Often used for larger multi-phased projects, or projects with public infrastructure component
- Allows for broader public involvement
- Public process can be lengthy and uncertain
- Council has broad discretion to make decision that it believes is in best interest of community

# CONDITIONAL ZONING

- Legislative decision
- Rezoning with site-specific conditions attached
- Allows for broader public involvement
- Council and applicant have to agree to conditions
- Must be consistent with Land Use Plan
- Council has broad discretion to make decision it believes is in best interest of community

# MASTER LAND USE PLAN

- Quasi-judicial decision
- Minimum 20-acre site
- 3 findings for MLUP
- Conceptual plan that defines land uses and circulation patterns
- Subsequent phasing with Special Use Permit consistent with MLUP



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