



**CONSIDER AN APPLICATION FOR SPECIAL USE PERMIT MODIFICATION FOR TIMBERLYNE OFFICES, 120 BANKS DRIVE (PROJECT # 20-087)**

**SUMMARY REPORT**

TOWN OF CHAPEL HILL PLANNING  
Colleen Willger, Director  
Judy Johnson, Assistant Director

<b>PROPERTY ADDRESS</b> 120 Banks Drive	<b>MEETING DATE</b> Environmental Stewardship- April 13, 2021 Transportation and Connectivity- April 27, 2021 Community Design Commission- April 27, 2021 Planning Commission- May 4, 2021	<b>APPLICANT</b> Pamela Porter, TMTLA Associates on behalf of Parkway Holdings Phase 2 LLC, Owner
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**RECOMMENDATION**  
That each advisory board review the Special Use Permit Modification and forward a recommendation to staff/council for approval of the request.

**PROCESS**  
The application is before the Council for approval of a Special Use Permit Modification. The Council must consider the **four findings** for approval of a Special Use Permit, which indicate that the use or development:

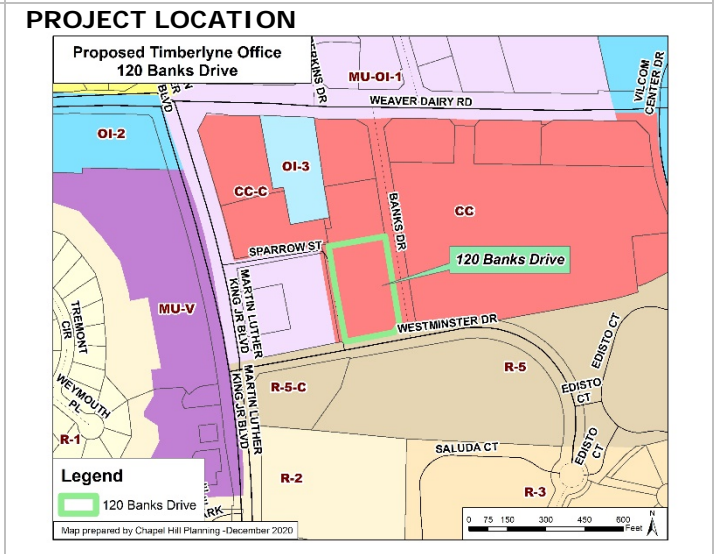
1. is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
2. would comply with all required regulations and standards of the Land Use Management Ordinance;
3. is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity; and
4. conforms to the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the Comprehensive Plan.

**DECISION POINTS**  
The Special Use Permit Modification is limited to the following modification by the applicant:

1. Revise the allowed use from Movie Theater to Medical Offices/Clinic.
2. Remove the shared parking agreement with Timberlyne Shopping Center and to revise the on-site parking from 73 spaces to 91 spaces.
3. Remove the requirement for 20 bicycle parking spaces. 12 spaces will be provided.
4. Reduce the floor area of the building from 22,724 sq. ft. to 19,930 sq. ft.
5. Remove reference to recombination of lots, which has already occurred.

**PROJECT OVERVIEW**  
The existing Special Use Permit, granted in 1992 allows:

- Permitted Uses: Movie Theater only
- Current zoning: Community Commercial (CC)
- Floor area: 22,724 sq ft
- Shared parking agreement with the Timberlyne Shopping Center



<b>ATTACHMENTS</b>	<ol style="list-style-type: none"> <li>1. Draft Staff Presentation</li> <li>2. Resolution A (Approving the Application)</li> <li>3. Resolution B (Denying the Application)</li> <li>4. Applicant Materials</li> </ol>
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