



**CONCEPT PLAN REVIEW: COLEY HALL SELF-STORAGE BUILDING AT VILCOM CENTER
(Project #17-094)**

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES
Ben Hitchings, Director
Judy Johnson, Interim Operations Manager
Kay Pearlstein, Senior Planner

PROPERTY ADDRESS 66 Vilcom Center Drive	APPLICANT Bryan Properties
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STAFF'S RECOMMENDATION
That the Council adopt the attached resolution transmitting comments to the applicant for future development of Coley Hall Self-Storage Building at Vilcom Center.

PROCESS

- The Council has the opportunity tonight to hear this applicant's presentation, receive a set of comments from the Community Design Commission, hear public comments, and offer suggestions to the applicant.
- Because this is a Concept Plan submittal, statements by individual Council members this evening are not an official position or commitment on the part of a Council member with respect to the position he or she may take when and if the Council considers a formal application.
- A Text Amendment will be need to allow self-storage in the Office-Institutional-2 (OI-2) District.
- The Community Design Commission reviewed a concept plan for this site on October 24, 2017.

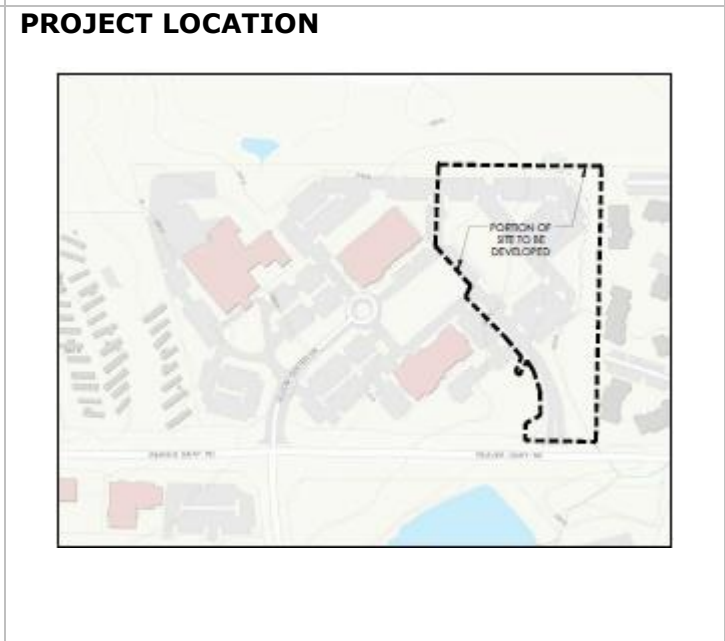
DECISION POINTS

- A Special Use Permit (SUP) and rezoning will be required with the submission of a formal application. Effective April 1, 2018, another option instead an SUP and rezoning might be Conditional Zoning. Staff is currently working to present a system for Council review to operationalize this tool.
- The applicant has been advised to hold this discussion of their preferred process with you tonight.

PROJECT OVERVIEW

Construction of approximately 93,000 sq. ft. of floor area for a conditioned self-storage building on an approved Vilcom Center building pad that is about half an acre and located on the north-east section of the Vilcom Campus. The proposal includes 49 parking spaces.

Vilcom Center was approved in 2006 with a Special Use Permit for four office buildings. To date, three buildings are constructed and the remaining building pad is proposed for self-storage. The 20-acre campus is located at the north side of Weaver Dairy Road across from the American Board of Pediatrics and Timberlyne Shopping Center. To the north is Interstate 40, on the west is Lakeview mobile home park and on the east is Kensington Trace Condominiums. Vilcom Center Drive serves the site from Weaver Dairy Road. The site is currently in the Office/Institutional-2 (OI-2) zoning district.



ATTACHMENTS	<ol style="list-style-type: none"> 1. Resolution 2. Draft Staff Presentation 3. Applicant Materials 4. Community Design Commission Summary Comments
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A RESOLUTION TRANSMITTING COUNCIL COMMENTS ON A CONCEPT PLAN FOR COLEY HALL SELF-STORAGE BUILDING AT VILCOM CENTER, 66 VILCOM CENTER DRIVE (2018-01-24/R-16)

WHEREAS, a Concept Plan has been submitted for review by the Council of the Town of Chapel Hill for Coley Hall Self-Storage, The Campus at Vilcom Center, PIN 9880-46-8091 and 9880-56-2331; and

WHEREAS, the Council has the opportunity tonight to hear this applicant's presentation, receive a set of comments from the Community Design Commission, hear public comments, and offer suggestions to the applicant; and

WHEREAS, the Council has heard presentations from the applicant and members of the public; and

WHEREAS, statements by individual Council members this evening are not an official position or commitment on the part of a Council member with respect to the position he or she may take when and if a formal application for development is subsequently submitted to the Council for formal consideration; and

WHEREAS, the Council has discussed the proposal, with Council members offering reactions and suggestions.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council transmits comments to the applicant regarding this proposal, as expressed by Council members during discussions on January 24, 2018 and reflected in minutes of that meeting.

This the 24th day of January, 2018.