

**Eastowne Rezoning
Medical Office Building
(MOB)**



*September 19, 2018
Town of Chapel Hill
Town Council*

Eastowne Overall Development Area



Town Council Proposed Site Plan



9-19-2018

Rezoning from OI-2 to OI-3

OI-2

LUMO Section 3.3.6 Office/Institutional—2 (District (OI-2))

“The Office/Institutional-2 (OI-2) district is intended to provide for medium-intensity office and institutional development.”

LUMO Table 3.8-1: Dimensional Matrix

Key elements in the dimensional matrix for OI-2 match the description of a medium-intensity development.

- Floor Area Ratio (.264)

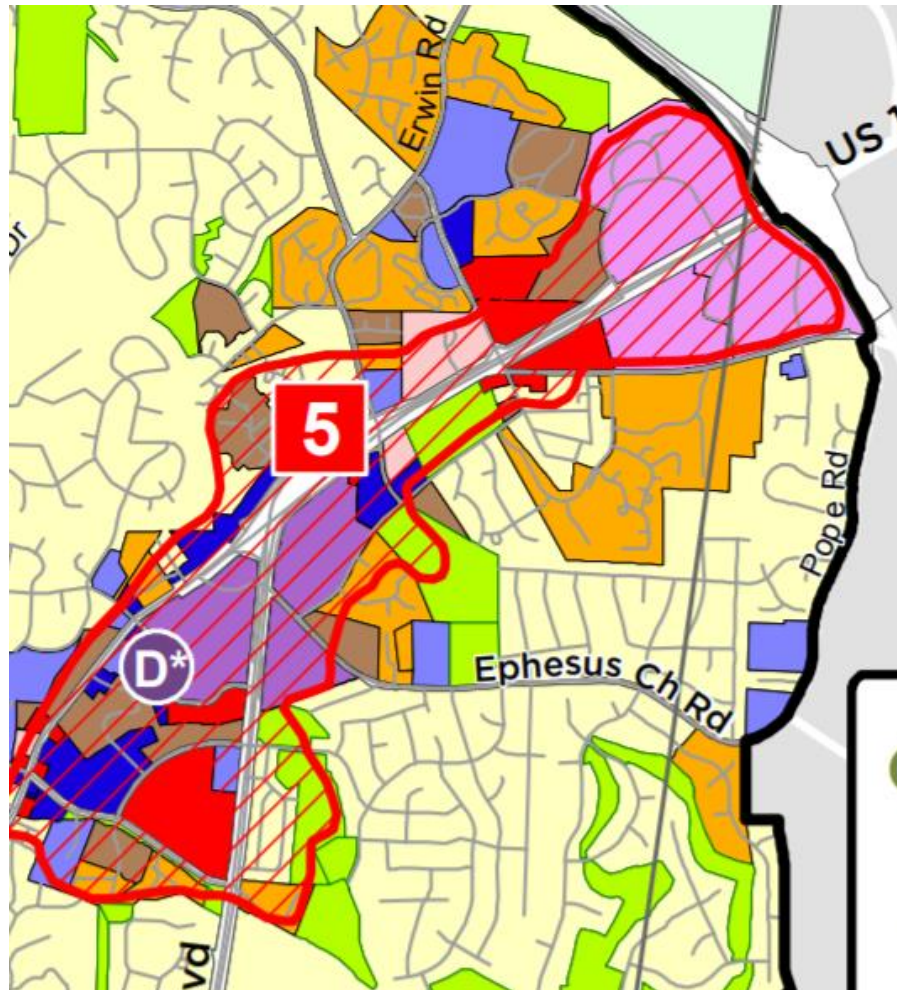
 - Maximum 93,500 square feet on this parcel.

- Building Height – Setback (34')

- Building Height - Core (60')

 - Maximum 4-story building based on MOB floor-to-floor dimensions required.

Existing 2020 Land Use Plan



Area 5: North 15-501

Approximately located between I-40 (north), Estes Drive (south), and surrounding U.S. 15-501 and East Franklin Street (east and west)

Area 5 Key Considerations:

- Enhanced bicycle and pedestrian connections could link existing and new residential and commercial uses in this area.
- Redevelopment opportunities exist in this area, which currently has underutilized commercial capacity.
- The Ephesus Church Road/Fordham Blvd. Small Area Planning and Traffic Analysis was adopted in 2011 and will affect development in this area.
- The area has been identified for investment of expanded transit services to provide improved mobility within and along U.S. 15-501 and Fordham Blvd.
- The area also includes access to the proposed light rail transit service between Durham and Chapel Hill.

Area 5 Actions:

- As a first priority, consider a form-based code approach for the Ephesus Church-Fordham section of the corridor to support connectivity and redevelopment as identified in the adopted Small Area Plan.
- Focus additional efforts, in partnership with property owners in the area, to identify sections to rezone and to provide enhanced connectivity for bicycles, transit, pedestrians, and vehicles using the complete streets approach.



Area 5 Community Comments:

- Acknowledged high development potential
- Preference for light rail and bus rapid transit
- Gateway site (southwest corner of 15-501 and I-40 intersection) and University Mall major development potential—high-density mixed use/commercial/residential
- High Density towards 15/501 transitioning to medium density towards the neighborhoods and medium density along Franklin Street
- American Legion developed as public open space
- Enhance Connectivity - Circulator road, east-west streets between Franklin Street and 15/501, Connect Legion & Old Chapel Hill
- Greenways connecting open spaces, existing trails and major development areas
- Include Blue Cross Blue Shield (and UNC) in discussion about potential collaboration and development.

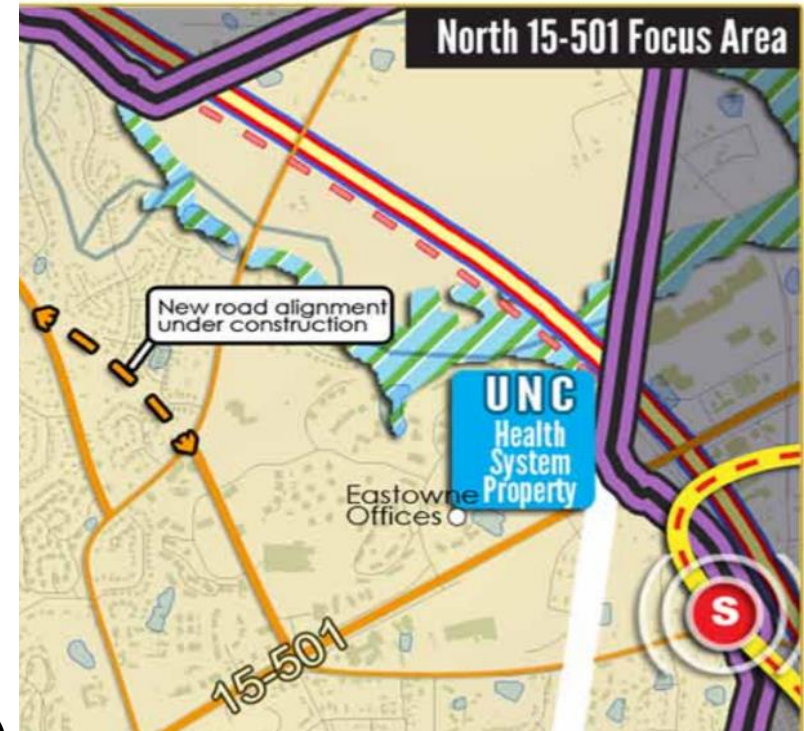
These comments are examples of the early input received about this area. Further planning and discussion will provide more complete information.

Chapel Hill 2020
Land Use Plan
Adopted June 25, 2012

Rezoning Consistent with 2020 Comprehensive Plan

North 15-501 Focus Area

- Designated as Mixed Use – Office Emphasis
- Acknowledged High Development Potential
- Recognized redevelopment opportunities exist in this area, which currently had underutilized commercial capacity.
- Gateway Site (SW corner of 15-501 and I-40)
 - major development opportunity potential - High Density Mixed Use / Commercial / Residential
- High Density Towards 15-501
- Access to Light Rail and Bus Rapid Transit



Rezoning from OI-2 to OI-3

OI-3

LUMO Section 3.3.5 Office/Institutional—3 District (OI-3)

The office/institutional-3 (OI-3) district is intended to provide for major educational, research, public service, and office uses, and their necessary support functions, while minimizing conflicts with adjacent land uses.

LUMO Table 3.8-1: Dimensional Matrix

Key elements in the dimensional matrix for OI-3 match the vision for the re-development of this site with a higher density (floor area) and taller project.

- Floor Area Ratio (.566)

 - Maximum 199,722 square feet on this parcel.

- Building Height – Setback (N/A) - Proposed 57'

- Building Height - Core (N/A) - Proposed maximum 90' finished floor to top

Required Finding of Facts

Finding #1 – “An amendment to the LUMO (rezoning) is warranted to correct a manifest error in the chapter.”

- ✓ Not a manifest error.
- ✓ Rezoning not based on Finding #1.

Finding #2 – “An amendment to the LUMO (rezoning) because of a changed or changing conditions in a particular area or in the jurisdiction generally.”

- ✓ 2020 Comprehensive Plan proposes placing higher density in the southwest corner of 15-501 & I-40 and specifically toward 15-501
- ✓ The North 15-501 Focus Area states: “Redevelopment opportunities exist in this area, which currently has underutilized commercial capacity”.
- ✓ Community Comments state that the 15-501/I-40 SW corner is a Gateway Site with major Development opportunity
- ✓ Rezoning can based on changed view of this property as stated in the 2020 Comprehensive Plan, future access to light rail and surrounding redevelopment.

Required Finding of Facts

Finding #3 – “An amendment to the LUMO (rezoning) is warranted to achieve the purposes of the Comprehensive Plan.”

- ✓ As stated in Finding #2, the rezoning is supported by the vision of the 2020 Comprehensive Plan and specifically the North 15-501 Focus Area’s descriptions.
- ✓ As stated more fully in the Statement of Justification provided with rezoning submittal documents, the proposed zoning achieves the following community-wide goals of the 2020 Comprehensive plan.
 - ✓ A Place for Everyone (PFE.2)
 - ✓ Community Prosperity and Engagement (CPE.1, CPE.2 & CPE.3)
 - ✓ Getting Around (GA.1, GA.2 & GA.5)
 - ✓ Good Places, New Spaces (GPNS.8)
 - ✓ Nurturing our Community (NOC.1 & NOC.4)
 - ✓ Town and Gown Collaboration (TGC.1, TGC.5 & TGC.6)

Closing

- ✓ **The Rezoning request is supported by Finding #2 and Finding #3.**
- ✓ **Thank you to the Chapel Hill Town Staff, Community Advisory Boards and Elected Officials.**