

**Conditional Zoning**  
**Chapel Hill Life Sciences Center**  
*October 25, 2023*



# Complete Community Evaluation

<b>Goal 1 – Plan for the Future Strategically</b>	✓	<ul style="list-style-type: none"><li>○ Infill development</li><li>○ Expansion of Downtown’s <i>year-round</i> commercial base</li></ul>
<b>Goal 2 – Expand &amp; Deliver New Greenways</b>	✓	<ul style="list-style-type: none"><li>○ Walkable Downtown</li><li>○ Improved pedestrian connectivity between Franklin and Rosemary</li></ul>
<b>Goal 3 – Be Green &amp; Provide Housing</b>	✓	<ul style="list-style-type: none"><li>○ Designed to meet 100-year storm</li><li>○ Treatment of 10% of impervious surface</li><li>○ 5% of parking spaces w/ EV chargers (25% EV-ready)</li></ul>
<b>Goal 4 – Holistic Planning</b>	✓	<ul style="list-style-type: none"><li>○ Public plazas and green space</li><li>○ No garages entrances or services along street frontages</li></ul>

# Key Issues



## Parking

- Low on-site parking
- Applicant required to provide parking plan prior to ZCP

## Design

- Building design not yet finalized
- Applicant required to collaborate w/ Town on design principles

# Planning Commission Recommendation

	<b>Project is consistent with the Comprehensive Plan</b>
	<b>Recommend approval of the project</b> <ul style="list-style-type: none"><li>• Engagement w/ Empowerment, Inc.</li><li>• Pedestrian connections</li><li>• Height vs green space</li><li>• Opportunities for Downtown Chapel Hill</li> <li>• More detailed plans</li><li>• Concern about tenants but outside zoning process (should not delay the project)</li></ul>



# Procedures

- Open the Legislative Hearing
- Receive public comment
- Provide comments on the proposed Conditional Zoning
- Continue the hearing to November 29, 2023