



CONSIDER AN APPLICATION FOR ZONING ATLAS AMENDMENT - TOWN AND UNIVERSITY JOINT OPERATIONS CENTER

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES
 Ben Hitchings, Director
 Judy Johnson, Operations Manager

PROPERTY ADDRESS 1050 Estes Drive Extension	DATE June 27, 2018	APPLICANT Town of Chapel Hill; University of North Carolina-Chapel Hill; Trustees, University of North Carolina Endowment Fund
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UPDATES SINCE PUBLIC HEARING
 The Development Agreement associated with this application contains the development standards and regulations that govern development of this site. Since the public hearing, the applicant has worked with Town staff and nearby residents to refine the Development Agreement. Changes are noted in the Development Agreement materials.

TOWN MANAGER’S RECOMMENDATION
 I have reviewed and discussed key issues with Town staff. Based on the information in the record to date, I believe the Council could make the findings required to approve the application.

PROCESS
 The zoning designation of a property determines the range of land uses and development intensities permitted on the property. Article 4.4 of the Land Use Management Ordinance establishes the intent of Zoning Atlas Amendments by stating that, “In order to establish and maintain sound, stable, and desirable development within the planning jurisdiction of the Town it is intended that this chapter shall not be amended except:

- a) to correct a manifest error in this chapter; or
- b) because of changed or changing conditions in a particular area or in the jurisdiction generally; or
- c) to achieve the purposes of the Comprehensive Plan.”

This Rezoning proposal is accompanied by a draft Development Agreement (see accompanying Development Agreement memorandum).

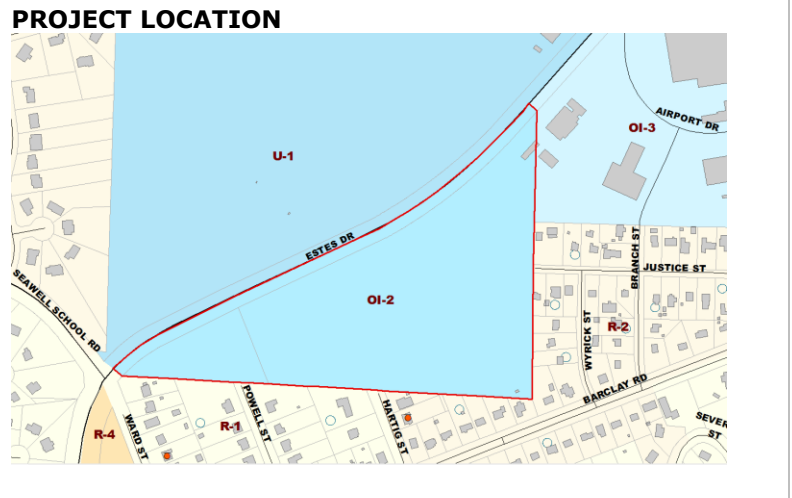
DECISION POINTS
 In Chapel Hill, a rezoning may be requested either as general use rezoning, conditional use, or conditional rezoning. A general use rezoning request is to change the zoning to a different zoning district in which any of several kinds of developments and uses are permitted. A conditional use rezoning request is to allow development and uses only with approval of a Special Use Permit. Conditional zoning request considers the proposed development as part of the zoning.

The applicant is requesting a rezoning paired with a Development Agreement which limits the type of development and uses to that authorized by a Development Agreement.

Council has the discretionary authority to approve or deny a rezoning request. The specific proposal in the accompanying Development Agreement application is related to the rezoning request, and we believe it is appropriate for the Council to consider the two together. If the Council does not consider the Development Agreement proposal to be acceptable, we would recommend that the Council not approve the rezoning request.

PROJECT OVERVIEW
 The Council authorized the Town Manager and Attorney to negotiate with the University of North Carolina to draft a development agreement that, if approved, would govern and regulate development of this property. This project will contain the Town’s future Municipal Services Center and future University uses on an approximately 20-acre site, owned by the University. The Town is pursuing a 99-year lease, and the first phase of development is expected to be the 72,000-square foot Municipal Services Center. There is no current timeline for the other buildings.

The property is zoned Office/Institutional-2 (OI-2) and would be rezoned to University-1 (U-1) to accommodate a development agreement.



ATTACHMENTS

1. Resolution of Consistency with the Comprehensive Plan
2. Ordinance A (Approving the Rezoning)
3. Resolution B (Denying the Rezoning)
4. Planning Commission Recommendation
5. Rezoning Application Materials

ZONING AMENDMENT APPLICATION ANALYSIS: TOWN AND UNIVERSITY JOINT SERVICES CENTER

The following Technical Report provides a staff analysis of the Zoning Atlas Amendment application based on long-range planning considerations, identifying arguments in favor and arguments opposed. The application would effect a change to the current zoning and permitted types and intensities of land uses.

CURRENT ZONING DISTRICT Office/Institutional-2 (OI-2)	PROPOSED ZONING DISTRICT University-1 (U-1)
2020 LAND USE PLAN DESIGNATION University - other	2020 FUTURE FOCUS AREA S MLK Jr Blvd (Area 3)
OTHER APPLICABLE ADOPTED PLANS None identified	
SUMMARY OF ARGUMENTS IN FAVOR <ul style="list-style-type: none">• Intent of proposed zoning is consistent with the 2020 Land Use Plan, including designation for University use;• The development agreement serves as an instrument to determine a level of development intensity that is appropriate for the site and consistent with the 2020 Comprehensive Plan;• The Future Focus Area designation, other planning efforts and Town infrastructure projects suggest changing conditions in the area;• The proposed development achieves various purposes of the Comprehensive Plan.	
SUMMARY OF ARGUMENTS OPPOSED <ul style="list-style-type: none">• None identified	