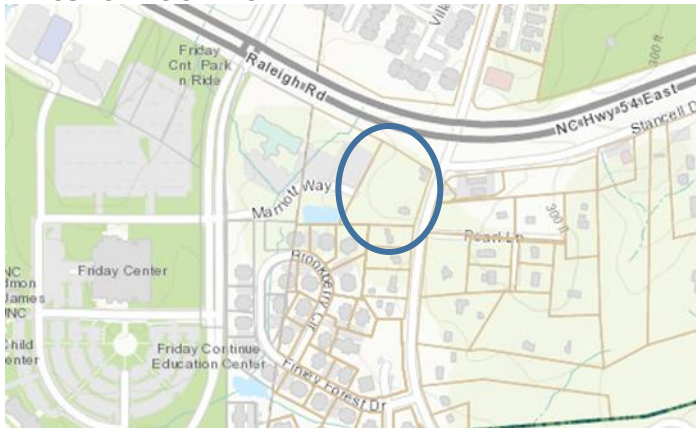




CLOSE THE EVIDENTIARY HEARING AND CONSIDER A LIMITED SCOPE SPECIAL USE PERMIT MODIFICATION FOR TRI-CITY MEDICAL OFFICE BUILDING, 5002 BARBEE CHAPEL ROAD

STAFF REPORT

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

<p>PROPERTY ADDRESS 5002 Barbee Chapel Road</p>	<p>DATE September 1, 2021</p>	<p>APPLICANT C. F. Smith Property Group</p>
<p>TOWN MANAGER’S RECOMMENDATION After reviewing and discussing key issues with Town staff, and based on the evidence in the record to date, I believe that the Council could make findings required to approve the requested Special Use Permit limited scope modification.</p>		
<p>UPDATES SINCE THE JUNE 23, 2021 PUBLIC HEARING No changes have been made to the proposal.</p>		
<p>PROCESS</p> <p>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:</p> <ol style="list-style-type: none"> 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. 	<p>DECISION POINTS</p> <p>The applicant requests a limited scope review to the Special Use Permit to allow an extension to the construction start and completion dates.</p>	
<p>PROJECT OVERVIEW</p> <p>The Council approved a Special Use Permit for the project at 5002 Barbee Chapel Road at its November 23, 2015 Council meeting¹. Council approved construction of a 60,000 sq. ft. office building with 240 parking spaces.</p> <p>The applicant states that the developers have made progress towards completing the project by closing on the purchase of the property; contracting with architects and other design professionals to work on the final design drawings; and working aggressively to solicit prospective tenants for the building.</p>	<p>PROJECT LOCATION</p> 	
<p>ATTACHMENTS</p>	<ol style="list-style-type: none"> 1. Draft Staff Presentation 2. Resolution A 3. Resolution B 4. Planning Commission Recommendation 5. Applicant’s Materials 	

¹ https://chapelhill.granicus.com/DocumentViewer.php?file=chapelhill_d3beafbb58fbab22be938acc37f6147d.pdf&view=1