



OPEN PUBLIC HEARING FOR MODIFICATION TO CONDITIONAL ZONING AT 1751 DOBBINS DRIVE

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Colleen Willger, Director
 Judy Johnson, Assistant Director
 Becky McDonnell, Planner II

PROPERTY ADDRESS 1751 Dobbins Drive	DATE April 7, 2021	APPLICANT Keith Shaw AIA, Shaw Design Associates, on behalf of James R and Melissa A Miller, LLC
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STAFF RECOMMENDATION

Staff recommends that the Council 1) open the public hearing 2) receive comment on the proposed modification to the Conditional Zoning Ordinance, and 3) close the public hearing (Under the recently enacted legislation authorizing public hearings at remote meetings, public comment may continue to be submitted in the hearing record for 24 hours after the April 7, 2021 public hearing.)

That the Council then make a motion to schedule the proposed Zoning Atlas Amendment for possible decision on May 5, 2021.

PROCESS

Conditional Zoning is a legislative process that allows Town Council to review the rezoning application for consistency with the Land Use Plan in the Comprehensive Plan. Modifications to an approved Conditional Zoning Ordinance may be approved by the Town Council.

DECISION POINTS

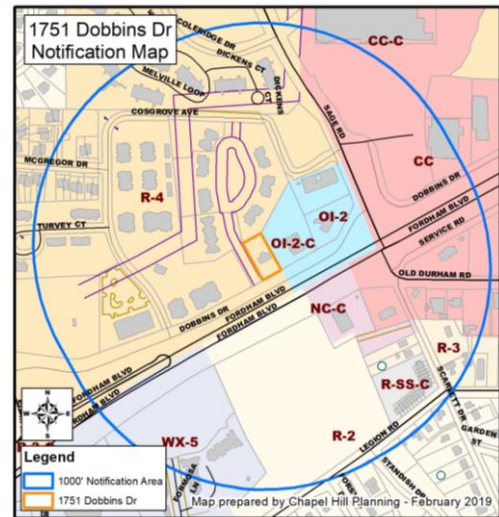
The applicant requests a modification to the Conditional Zoning Ordinance to allow a maximum of 7,500 sq. ft. of floor area.

PROJECT OVERVIEW

Council approved a Conditional Zoning Ordinance at the November 13, 2019¹ Council meeting, allowing a two-story, 5,747 square foot office with 21 parking spaces. The 2019 Conditional Zoning Ordinance approved a zoning change from Residential-4 (R-4) to Office/Institutional-2-Conditional Zoning District (OI-2-CZD). On March 10, 2021 the Council approved a limited scope review for the request to increase allowable floor area by about 25 percent.

The modification before Council this evening would increase the allowed square footage to 7,500 square feet, an increase of 1,753 square feet. There are no additional changes proposed to the site plan or parking.

PROJECT LOCATION



ATTACHMENTS

1. Draft Staff Presentation
2. Resolution A
3. Ordinance A
4. Resolution B
5. Applicant's Materials
6. [Hyperlink: Materials from November 13, 2019 Town Council Meeting](#)
7. Advisory Board Recommendations (to be distributed)

¹ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4224798&GUID=2DE275C0-A181-4EF8-8D24-C41DDAF4F8AA>