



**CONSIDER AN APPLICATION FOR ZONING ATLAS AMENDMENT FOR FIRE TRAINING CENTER, 6902 MILLHOUSING ROAD (PROJECT #19-031)**

**SUMMARY REPORT**

TOWN OF CHAPEL HILL PLANNING DEPARTMENT

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<b>PROPERTY ADDRESS</b> 6902 Millhouse Road	<b>DATE</b> April 16, 2019	<b>APPLICANT</b> Town of Chapel Hill
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**STAFF RECOMMENDATION**

That the Planning Commission review the proposed zoning atlas amendment and forward a recommendation to the Town Council in time for the Council’s review at the May 8, 2019 Public Hearing.

**STAFF ANALYSIS**

The request to rezone the property from Mixed Use–Residential–1 (MU-R-1) to Office/ Institutional–1 (OI-1) is to allow a Public Service Facility (the proposed fire training center) on the site.

**PROCESS**

The Land Use Management Ordinance requires the Planning Commission to make a recommendation to the Town Council on the proposed zoning atlas amendment. The zoning designation of a property determines the range of land uses and development intensities permitted on the property. The Council may approve a Zoning Atlas Amendment for any of the following reasons:

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

In Chapel Hill, a rezoning may be requested as:

- **General Use Rezoning** – change the zoning to a different zoning district in which any of several kinds of developments and uses are permitted
- **Rezoning Paired with Special Use Permit** – limits the type of development and uses to that authorized by a Special Use Permit
- **Conditional Zoning** – change the zoning to a different zoning district with site-specific conditions

**DECISION POINTS**

The applicant is requesting a General Use Rezoning. The Council has the discretionary authority to approve or deny a rezoning request.

The proposed development includes a fire station training center, which is classified as a Public Service Facility, which is not a permitted use in the current zoning district, Mixed Use–Residential–1 (MU-R-1).

Within the requested Office/Institutional-1 (OI-1) zoning district, additional land uses are permitted. A change of use would require submittal of a Site Plan Review Application to be reviewed and approved by the Planning Commission or a Special Use Permit to be reviewed and approved by Town Council.

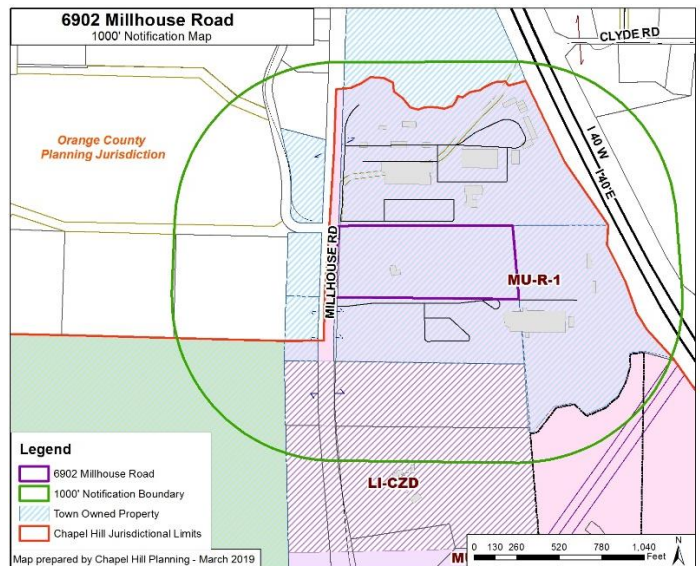
**PROJECT OVERVIEW**

In 2018, the Orange County Fire Chiefs’ Association was awarded a grant to purchase a new fire training structure that will be used by the ten fire departments in Orange County, including the Chapel Hill Fire Department. The current training facility, or “burn building,” is located along Martin Luther King Jr. Blvd. and is deteriorating and in need of replacement.

A fire station training center is classified as a Public Service Facility. The applicant is proposing a rezoning of the lot at 6902 Millhouse Road, adjacent to the Chapel Hill Town Operations Center and Chapel Hill Transit Building, from Mixed Use–Residential–1 (MU-R-1) to Office/Institutional – 1 (OI-1), where a Public Service Facility is a permitted use.

The applicant plans to concurrently submit a Site Plan Review Application for the change of use to a Public Service Facility, which will come before the Commission at a later date.

**PROJECT LOCATION**



**ATTACHMENTS**

1. Draft Resolution of Consistency with the Comprehensive Plan
2. Draft Ordinance (Approving the Rezoning)
3. Draft Resolution B (Denying the Rezoning)
4. Applicant Materials (to be added)