



**CONSIDER AN APPLICATION FOR SITE PLAN REVIEW, 6902 MILLHOUSE ROAD (FIRE STATION TRAINING FACILITY)**

**STAFF REPORT**

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES  
 Judy Johnson, Operations Manager  
 Jake Lowman, Senior Planner  
 Becky McDonnell, Planner II

<b>PROPERTY ADDRESS</b> 6902 Millhouse Road	<b>DATE</b> May 7, 2019	<b>APPLICANT</b> Town of Chapel Hill
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**STAFF’S RECOMMENDATION**

Staff recommends that the Planning Commission adopt Resolution A, approving the Site Plan Review application, with the stipulations noted.

**NEXT STEPS**

As part of the Final Plan - Zoning Compliance Permit application, the applicant will demonstrate compliance with the Land Use Management Ordinance and the supplemental conditions identified in the attached resolution.

Additionally, Town Council will hold a Public Hearing on May 22, 2019, to review a Zoning Atlas Amendment proposal to rezone the property from Mixed Use-Residential-1 (MU-R-1) to Office/Institutional - 1 (OI-1).

**PROCESS**

Prior to issuance of a Zoning Compliance permit for a proposed change in use, LUMO Section 4.7 requires site plan approval by the Planning Commission.

The site is currently used as a Police K9 training facility. The applicant is seeking a change in use approval to allow a fire station training facility, which is classified as a Public Service Facility.

**STANDARDS OF THE ORDINANCE**

We believe that the proposed application, contingent on a rezoning to OI-1 with the conditions proposed in the attached resolution, meets all regulations and standards in the Land Use Management Ordinance. A checklist of these regulations and standards is included in the attached Project Summary.

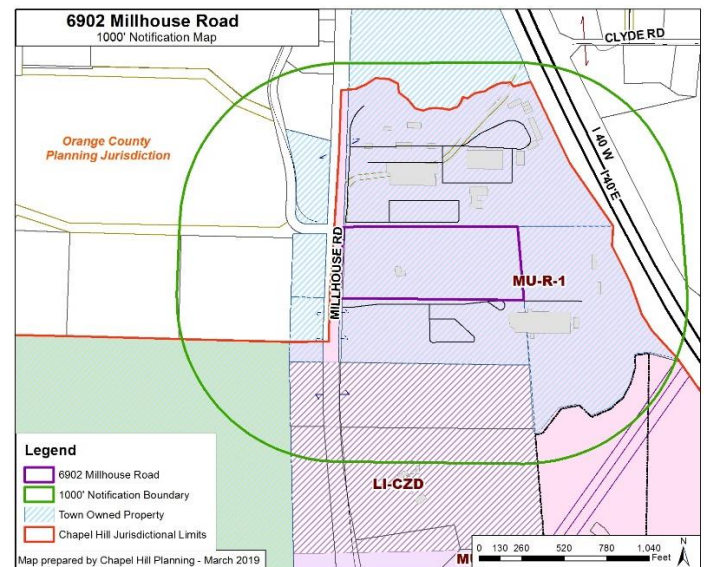
**PROJECT OVERVIEW**

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 has submitted a Site Plan Review Application for the change of use to a Public Service Facility on the lot at 6902 Millhouse Road, adjacent to the Chapel Hill Town Operations Center and Chapel Hill Transit Building.

The applicant is concurrently pursuing a rezoning from Mixed Use-Residential-1 (MU-R-1) to Office/Institutional - 1 (OI-1), where a Public Service Facility is a permitted use. The Planning Commission reviewed and forwarded a recommendation to Council regarding the rezoning on April 16, 2019.

**PROJECT LOCATION**



**ATTACHMENT**

1. Project Summary Form
2. Resolution A
3. Resolution B
4. Application Form & Materials