



CONCEPT PLAN REVIEW: EASTOWNE REDEVELOPMENT, PHASE I MEDICAL BUILDINGS (Project #18-001)

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES
 Ben Hitchings, Director
 Judy Johnson, Interim Operations Manager
 Kay Pearlstein, Senior Planner

PROPERTY ADDRESS 100 and 600 Eastowne Drive		APPLICANT University of North Carolina Health Care System
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STAFF'S RECOMMENDATION
 That the Council adopt the attached resolution transmitting comments to the applicant for future development of Eastowne Redevelopment, Phase I Medical Buildings.

PROCESS

- Because this is a Concept Plan submittal, statements by individual Council members this evening are not an official position or commitment on the part of a Council member with respect to the position he or she may take when and if the Council considers a formal application.
- The Council has the opportunity tonight to hear this applicant's presentation, receive a set of comments from the Community Design Commission, hear public comments, and offer suggestions to the applicant.
- The Community Design Commission reviewed a concept plan for this site on January 23, 2018.

DECISION POINTS

- The Town has recently adopted a new process effective April 1, 2018 for applicants to consider in lieu of the Special Use/Rezoning process. The Conditional Zoning process is available for projects that meet the thresholds for a Special Use Permit and also require a rezoning to allow non-residential, mixed use, and/or multi-family uses.

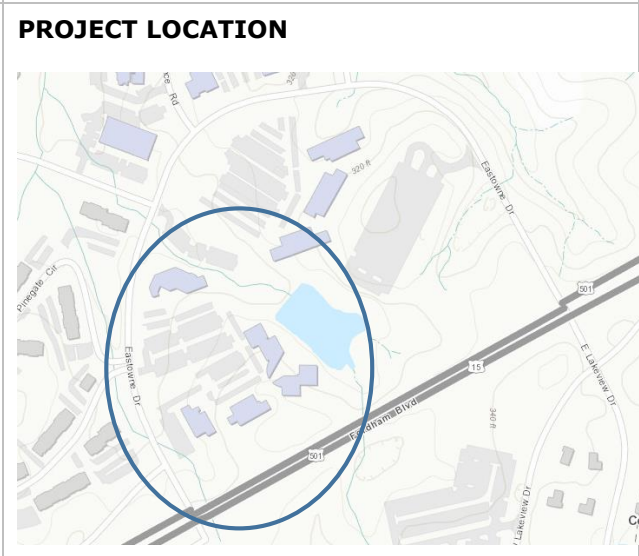
Staff has advised the applicant to hold this discussion of their preferred process with the Council tonight.

PROJECT OVERVIEW

Construct approximately 300,000 sq. ft. of floor area for two, 6-story medical office buildings, a 5 ½ story parking deck for 1,100 cars, and demolition of four buildings totaling 77,484 sq. ft. The applicant proposes to extend internal roads to the buildings and southeast corner of the site. The applicant also proposes to extend the roads to the east for expansion of future development phases.

Existing Building 500 with 25,546 sq. ft., will remain operational during construction of the first building and parking deck. At the start of construction of the second building, Building 500 will be demolished.

The existing Eastowne Office Park was developed in the 1970s and 80s on a 48-acre site. Redevelopment of Phase I will be on 12.9 acres. The site is located on the north side of Hwy. 15-501 and the east side of Eastowne Drive in the Office/Institutional-2 (OI-2) zoning district.



ATTACHMENTS

1. Resolution
2. Draft Staff Presentation
3. Applicant Materials
4. Community Design Commission Summary Comments

A RESOLUTION TRANSMITTING COUNCIL COMMENTS ON A CONCEPT PLAN FOR EASTOWNE REDEVELOPMENT, MEDICAL OFFICE DEVELOPMENT, 100 AND 600 EASTOWNE DRIVE (2018-01-31/R-7)

WHEREAS, a Concept Plan has been submitted for review by the Council of the Town of Chapel Hill for Eastowne Redevelopment, Medical Office Building, PINs 9890-80-0195 and 9890-80-0643; and

WHEREAS, the Council has the opportunity tonight to hear this applicant's presentation, receive a set of comments from the Community Design Commission, hear public comments, and offer suggestions to the applicant; and

WHEREAS, the Council has heard presentations from the applicant and members of the public; and

WHEREAS, statements by individual Council members this evening are not an official position or commitment on the part of a Council member with respect to the position he or she may take when and if a formal application for development is subsequently submitted to the Council for formal consideration; and

WHEREAS, the Council has discussed the proposal, with Council members offering reactions and suggestions.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council transmits comments to the applicant regarding this proposal, as expressed by Council members during discussions on January 31, 2018 and reflected in minutes of that meeting.

This the 31st day of January, 2018.