



OPEN THE PUBLIC HEARING: APPLICATION FOR ZONING ATLAS AMENDMENT – 11SIXTY5 WEAVER DAIRY ROAD

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES
Ben Hitchings, Director
Judy Johnson, Operations Manager
Michael Sudol, Planner II

PROPERTY ADDRESS

1165 Weaver Dairy Road

PUBLIC HEARING DATE

April 18, 2018

APPLICANT

Coulter Jewell Thames PA

STAFF RECOMMENDATION

That the Council open the Public Hearing, receive public comment, and continue the public hearing to June 13, 2018. Please see the Planning Commission's recommendation.

ZONING REQUEST

The applicant is asking for a rezoning from Mixed Use-Office/Institutional-1 (MU-OI-1) to Office/Institutional-3 (OI-3). The Zoning Atlas Amendment application would effect a change to the current zoning and permitted types and intensities of land uses.

PROCESS

The applicant is requesting a rezoning with an accompanying Special Use Permit. In Chapel Hill, a rezoning request can proceed as either a general use rezoning, a rezoning paired with a Special Use Permit, or a conditional zoning. A general use rezoning request allows all land uses permitted in the applicable zoning district. A rezoning paired with a Special Use Permit limits the type of development and uses to that authorized by a Special Use Permit. Conditional zoning consists of a rezoning with site-specific conditions. Tonight's request is a general use rezoning.

This Rezoning proposal is accompanied by a Special Use Permit (see accompanying Special Use Permit memorandum).

DECISION POINTS

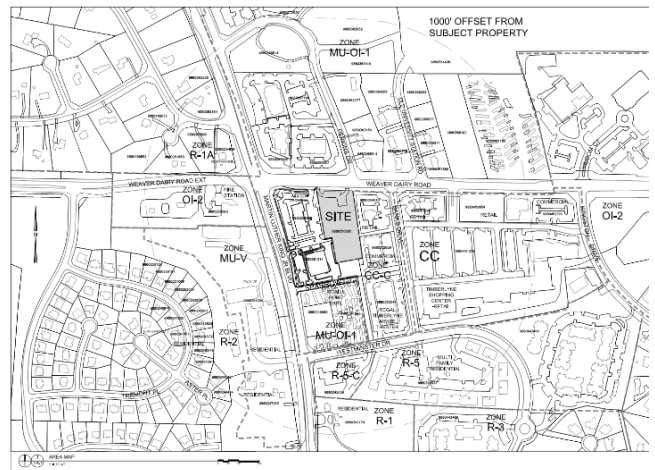
Council has the discretionary authority to approve or deny a rezoning request. The specific proposal in the accompanying Special Use Permit application is related to the rezoning request, and we believe it is appropriate for the Council to consider the two together. If the Council does not consider the Special Use Permit proposal to be acceptable, we would recommend that the Council not approve the rezoning request. But this is not conditional zoning.

The Land Use Management Ordinance establishes the intent of Zoning Atlas Amendments by stating that "In order to establish and maintain sound, stable, and desirable development within the planning jurisdiction of the Town, it is intended that this chapter shall not be amended except: 1) to correct a manifest error in this chapter; or 2) because of changed or changing conditions in a particular area or in the jurisdiction generally; or 3) to achieve the purposes of the Comprehensive Plan."

PROJECT OVERVIEW

The applicant proposes construction of a 3-story building for office, retail, and medical clinic uses, with an attached 231-space parking deck. A landscaped plaza is also proposed along the street frontage of the property.

PROJECT LOCATION



ATTACHMENTS

1. Resolution of Consistency with the Comprehensive Plan
2. Ordinance (Approving the Rezoning)
3. Resolution B (Denying the Rezoning)
4. Planning Commission Recommendation
5. Applicant Materials