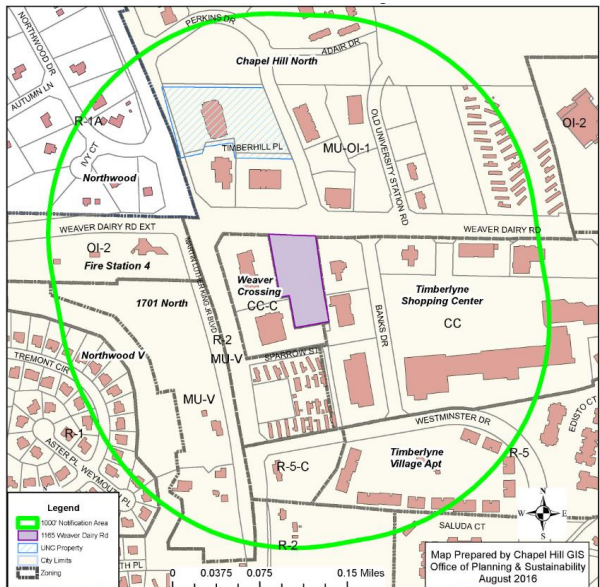




CONSIDER AN APPLICATION FOR ZONING ATLAS AMENDMENT – 11SIXTY5 WEAVER DAIRY ROAD

STAFF REPORT

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

PROPERTY ADDRESS 1165 Weaver Dairy Road	PUBLIC HEARING DATE April 18, 2018 ¹	APPLICANT Coulter Jewell Thames PE on behalf of owner Comprop LLC
STAFF RECOMMENDATION That the Council 1) close the Public Hearing; 2) adopt the Resolution of Consistency with the Comprehensive Plan, and 3) enact Ordinance A to rezone the property from Mixed-Use Office/Institutional-1 (MU-OI-1) to Office/Institutional-3 (OI-3).		
PROCESS The zoning designation of a property determines the range of land uses and development intensities permitted on the property. Article 4.4 of 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: a) to correct a manifest error in this chapter; or b) because of changed or changing conditions in a particular area or in the jurisdiction generally; or c) to achieve the purposes of the Comprehensive Plan."	DECISION POINTS In Chapel Hill, a rezoning may be requested either as a general use rezoning, conditional use, or conditional rezoning. A conditional use rezoning request is to allow development and uses only with approval of a Special Use Permit. This proposed rezoning is a general use rezoning, with an accompanying Special Use Permit. The 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. We believe it is appropriate for the Council to consider a specific Special Use Permit proposal on that application in tandem with a rezoning hearing. If the Council does not find the Special Use Permit proposal to be an acceptable use of the property, we would recommend that the Council not approve the rezoning request.	
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	<ol style="list-style-type: none"> 1. Draft Staff Presentation 2. Resolution of Consistency with the Comprehensive Plan 3. Ordinance (Approving the Rezoning) 4. Resolution B (Denying the Rezoning) 5. Applicant Materials 	

¹<https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3477529&GUID=A4945335-65C9-4524-A3F9-3DF3DAF3AB2B&Options=&Search=>