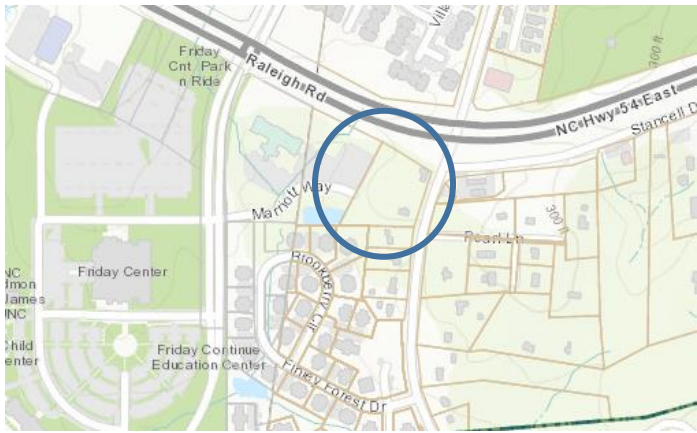




REQUEST TO EXTEND CONSTRUCTION START DATE FOR SPECIAL USE PERMIT MINOR MODIFICATION– TRI-CITY MEDICAL BUILDING, 5002 BARBEE CHAPEL ROAD

SUMMARY REPORT

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES
Judy Johnson, Planning Operations Manager
Jake Lowman, Planner

PROPERTY ADDRESS 5002 Barbee Chapel Road	MEETING DATE November 6, 2018	APPLICANT Tri-City, Inc.
STAFF RECOMMENDATION That the Planning Commission recommend to the Town Council adoption of Resolution A, approving the request for an extension to the construction start date to November 23, 2020.		
PROCESS The Land Use Management Ordinance Section 4.5 states that the Town Manager may grant a single extension of the starting time limit for up to twelve (12) months. Subsequent approvals are subject to procedural requirements applicable for the approval of a Special Use Permit.	DECISION POINTS <ul style="list-style-type: none"> • The existing Special Use Permit will expire if this request is denied. • A one-year construction start date extension was granted in November 2017 by the Town Manager. The Land Use Management Ordinance requires any subsequent extension to be subject to Council's approval. 	
PROJECT OVERVIEW A Special Use Permit and a Meadowmont Master Land Use Plan Modification was granted by the Town of Chapel Hill on November 23, 2015 to construct a 60,000 square foot medical building. The approved Special Use Permit required that construction begin by November 23, 2017. A one-year extension has been granted extended the date to November 23, 2018. The Special Use Permit authorized: <ul style="list-style-type: none"> • 60,000 square foot office-type, clinic building; • 240 parking spaces. The applicant has requested the minor modification to extend the construction start date by 24 months. No other modifications have been proposed.	PROJECT LOCATION 	
ATTACHMENTS	<ol style="list-style-type: none"> 1. Resolution A (Approving the Application) 2. Resolution B (Denying the Application) 3. Applicant Materials 	