



OPEN THE PUBLIC HEARING: APPLICATION FOR SPECIAL USE PERMIT MODIFICATION TRI-CITY MEDICAL BUILDING, 5002 BARBEE CHAPEL ROAD

STAFF REPORT TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES
Ben Hitchings, Director
Judy Johnson, Planning Operations Manager
Jake Lowman, Planner

PROPERTY ADDRESS 5002 Barbee Chapel Road	MEETING DATE November 14, 2018	APPLICANT Tri-City, Inc.
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STAFF RECOMMENDATION

That the Council 1) open the public hearing; 2) receive evidence; and 3) continue the public hearing to December 5, 2018. Please see the attached Planning Commission recommendation.

PROCESS

The Land Use Management Ordinance Section 4.5 states that the Town Manager may grant a single extension of the construction starting time limit for up to twelve (12) months. The Town Manager has already granted an extension. Subsequent approvals must be approved by the Town Council.

The Planning Commission reviewed the request November 7, 2018 and recommended adoption of Resolution A.

DECISION POINTS

- The existing Special Use Permit will expire if this request is denied.
- The Town Manager granted a one-year construction start date extension in November 2017. The Land Use Management Ordinance requires any subsequent extension to be approved by the Town Council.

PROJECT OVERVIEW

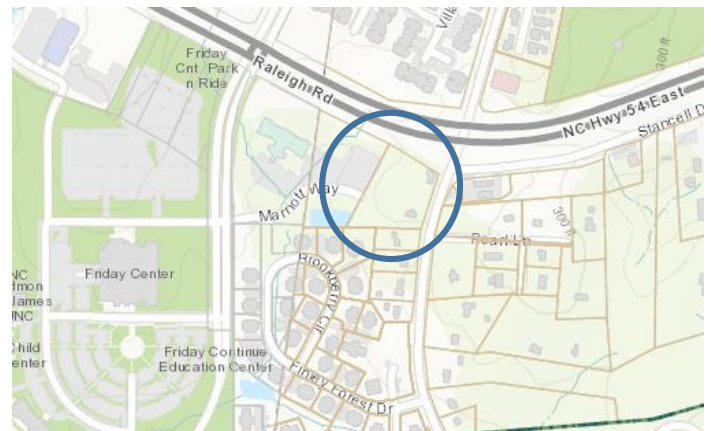
The Town of Chapel Hill granted a Special Use Permit and a Meadowmont Master Land Use Plan Modification on November 23, 2015 to construct a 60,000-square-foot medical building. The Special Use Permit required that construction begin by November 23, 2017.

The Special Use Permit authorized:

- 60,000-square-foot office-type, clinic building;
- 240 parking spaces.

In November 2017, the Town Manager granted a one-year construction start date extension through November 23, 2018. The applicant has requested the modification to extend the construction start date by 24 months, to November 23, 2020. No other modifications have been proposed.

PROJECT LOCATION



ATTACHMENTS

1. Draft Staff Presentation
2. Resolution A (Approving the Application)
3. Resolution B (Denying the Application)
4. Planning Commission Recommendation
5. Applicant Materials