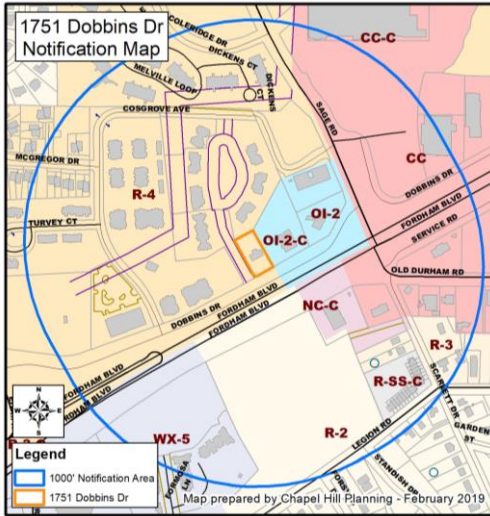




CONSIDER AN APPLICATION FOR MODIFICATION TO CONDITIONAL REZONING AT 1751 DOBBINS DRIVE

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Colleen Willger, Planning Director
Judy Johnson, Assistant Planning Director
Becky McDonnell, Planner II

PROPERTY ADDRESS 1751 Dobbins Drive	DATE April 6, 2021	APPLICANT Keith Shaw AIA, Shaw Design Associates, on behalf of James R. and Melissa A. Miller, LLC
STAFF RECOMMENDATION That the Planning Commission review the application and make a recommendation to Town Council for the adoption of Resolution A and Ordinance A, approving the application.		
PROCESS Conditional Zoning is a legislative process that allows Town Council to review the rezoning application for consistency with the Land Use Plan in the Comprehensive Plan. Modifications to an approved Conditional Zoning Ordinance may be approved by the Town Council.	DECISION POINTS The applicant is requesting to modify the Conditional Zoning Ordinance to allow a maximum of 7,500 sq. ft. of floor area.	
PROJECT OVERVIEW The original, approved Conditional Zoning Ordinance allows a two-story, 5,747 square foot office with 21 parking spaces. This modification would increase the allowed square footage to 7,500 square feet, an increase of 1,753 square feet. There are no changes proposed to the site plan or parking. On March 10, 2021, the Council approved a limited scope review for this modification request.	PROJECT LOCATION 	
ATTACHMENTS	<ol style="list-style-type: none"> 1. Ordinance A 2. Resolution A 3. Resolution B 4. Applicant's Materials 5. Materials from November 13, 2019 Town Council Meeting 	