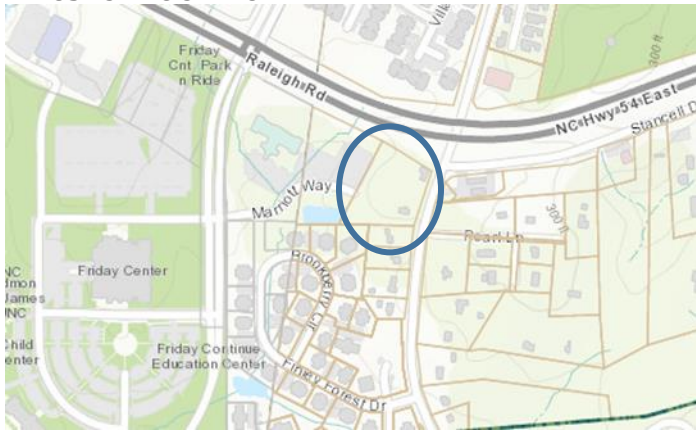




# CONSIDER AN APPLICATION FOR MODIFICATION TO CONDITIONAL ZONING AT TRI-CITY MEDICAL OFFICE BUILDING, 5002 BARBEE CHAPEL ROAD

## STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT  
Colleen Willger, Director  
Judy Johnson, Assistant Director

<b>PROPERTY ADDRESS</b> 5002 Barbee Chapel Road	<b>DATE</b> June 23, 2021	<b>APPLICANT</b> C. F. Smith Property Group
<b>STAFF RECOMMENDATION</b> That the Planning Commission review and make a recommendation on the application to the Town Council.		
<b>PROCESS</b> 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.	<b>DECISION POINTS</b> The applicant requests a modification to the Conditional Zoning Ordinance to allow an extension to the Construction start and completion dates.	
<b>PROJECT OVERVIEW</b> The project at 5002 Barbee Chapel Road received a Special Use Permit approval by the Council at the <a href="#">November 23, 2015 Council meeting</a> <sup>1</sup> . The approval was for construction of a 60,000 sq. ft. office building with 240 parking spaces.  The applicant states that the developers have made progress towards completing the project by closing on the purchase of the property; contracting with architects and other design professionals to work on the final design drawings; and working aggressively to solicit prospective tenants for the building.	<b>PROJECT LOCATION</b> 	
<b>ATTACHMENTS</b>	<ol style="list-style-type: none"> <li>1. Resolution A</li> <li>2. Ordinance A</li> <li>3. Resolution B</li> <li>4. Applicant's Materials</li> </ol>	

<sup>1</sup> [https://chapelhill.granicus.com/DocumentViewer.php?file=chapelhill\\_d3beafbb58fbab22be938acc37f6147d.pdf&view=1](https://chapelhill.granicus.com/DocumentViewer.php?file=chapelhill_d3beafbb58fbab22be938acc37f6147d.pdf&view=1)