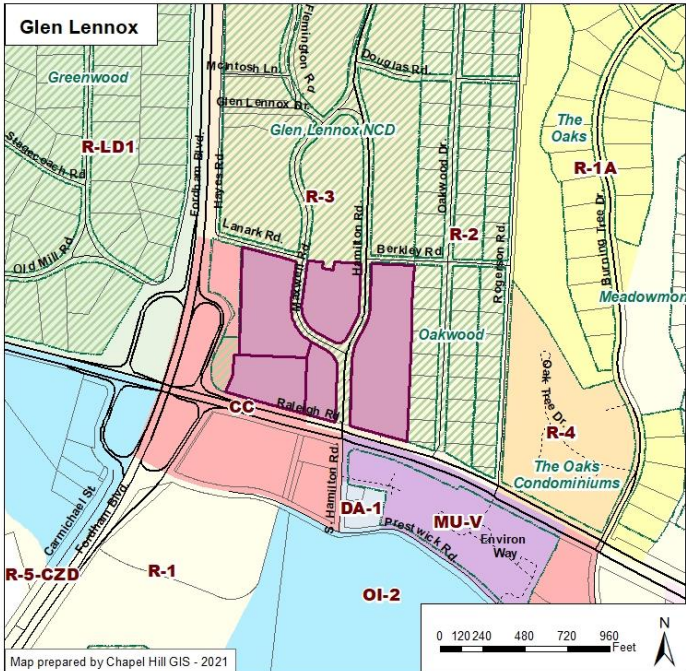




CONSIDER AN APPLICATION FOR A MAJOR MODIFICATION TO THE DEVELOPMENT AGREEMENT- GLEN LENNOX HEIGHT MODIFICATION

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Judy Johnson, Assistant Planning Director
Anya Grahn, Senior Planner

PROPERTY ADDRESS 1201 Raleigh Road	DATE September 7, 2021	APPLICANT Grubb Properties on behalf of Glen Lennox LLC
TOWN MANAGER RECOMMENDATION I have reviewed and discussed key issues with Town staff. Based on the information in the record to date, I believe the Council could make the findings required to approve the proposal, and therefore should approve Resolution A.		
STAFF RECOMMENDATION That the Planning Commission review and make a recommendation on the application to the Town Council.		
PROCESS The application is before the Council for approval of a Major Modification to the Glen Lennox Development Agreement (DA) ¹ . Section 4.10 Amendment and Modification states that a major modification to the DA includes a change in maximum building height as illustrated on page 60 of the Glen Lennox Area Neighborhood Conservation District Plan (NCDP). Grubb Properties presented a proposal for additional height during Council work session on March 17, 2021 . ² Per the DA, in the event the Town Manager determines that a request to amend the DA is a Major Modification, the Town Manager shall require the filing of an application for approval of an amendment per Section 1.6. In 2014, the Town entered into a DA with Glen Lennox, LLC. The purpose of the DA is to facilitate the development of the property in a way that best realizes the public benefits to the Town and the Developer Owners. The DA outlines the development review and approval process for site plans, urban design elements, land uses, and on- and off-site improvements. For more information, see the recorded Glen Lennox Development Agreement.	DECISION POINTS The applicant is requesting a Major Modification to the Glen Lennox DA in order to allow additional building height.	
PROJECT OVERVIEW The applicant proposes to increase building height. The proposal provides a transition in building height between Fordham Blvd east to the Oakwood neighborhood and allows greater building height in the center of the development between NC 54 and Lanark Road. The request specifically addresses additional building height in Blocks 3, 4 and 9.	PROJECT LOCATION 	
ATTACHMENTS	<ol style="list-style-type: none"> 1. Resolution A 2. Resolution B 3. Applicant's Request 	

¹ <https://www.townofchapelhill.org/home/showpublisheddocument/36461/636360722320830000>

² <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4853297&GUID=6A7C5DE7-B189-4AE5-BA81-77F3275AFC20>

