



# TOWN OF CHAPEL HILL

Town Hall  
405 Martin Luther King Jr.  
Boulevard  
Chapel Hill, NC 27514

## Legislation Details (With Text)

**File #:** [18-0422]      **Version:** 1      **Name:**

**Type:** Discussion Item      **Status:** Agenda Ready

**File created:** 4/20/2018      **In control:** Town Council

**On agenda:** 5/9/2018      **Final action:**

**Title:** Consider an Application for a Development Agreement - Town and University Joint Operations Center, 1050 Estes Drive Extension.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report, 2. Draft Staff Presentation, 3. Draft Development Agreement, 4. Draft Development Agreement Exhibits, 5. Resolution A (Approval), 6. Resolution B (Denial), 7. Development Agreement Abbreviated Standards, 8. Guiding Principles Comparison, 9. Project Summary Table, 10. Advisory Board Comments, 11. Council Questions with Staff Response

Date	Ver.	Action By	Action	Result
5/9/2018	1	Town Council	closed the public hearing	Pass

### Consider an Application for a Development Agreement - Town and University Joint Operations Center, 1050 Estes Drive Extension.

**Staff:**

Ben Hitchings, Director  
Judy Johnson, Operations Manager

**Department:**

Planning and Development Services

**Overview:** A Development Agreement proposed by the Town of Chapel Hill and the University of North Carolina to allow for 200,000 square feet of development, including the future Town Municipal Services Center. The subject properties are owned by the University of North Carolina.

☆ **Recommendation(s):**

That the Council open the Public Hearing, receive public comment, and continue the public hearing to June 27, 2018.

**Decision Points:**

- Development Agreements allow for customized development standards.
- This proposed Development Agreement with the Town is being requested by the University of North Carolina-Chapel Hill and the Board of Trustees of the Endowment Fund of The University of North Carolina at Chapel Hill, as owners, and the Town, as a lessee under the terms of a long term lease which is being negotiated and is anticipated to be executed for land on Estes Drive Extension.
- Full build-out contains 200,000 square feet; up to 50% may be occupied by the Town.
- Stormwater management for the entire site will be provided with the first phase of development.
- A 100'+ landscape buffer will be provided adjacent to residential properties.

**Key Issues:**







- The proposed Development Agreement is accompanied by a request to rezone the property to the University-1 zoning district.
- The terms of development agreement and the rezoning have been reviewed by the development review advisory boards, and the Stormwater Management Utility Advisory Board and the Parks, Greenways, and Recreation Commission.

**Fiscal Impact/Resources:** The Town will construct the first phase of development for the Municipal Services Center and supporting infrastructure. The Town and the University will contribute towards the costs of shared infrastructure.

**Where is this item in its process?**



**Council Goals:**

<input checked="" type="checkbox"/>		Create a Place for Everyone	<input checked="" type="checkbox"/>		Develop Good Places, New Spaces
<input type="checkbox"/>		Support Community Prosperity	<input type="checkbox"/>		Nurture Our Community
<input checked="" type="checkbox"/>		Facilitate Getting Around	<input checked="" type="checkbox"/>		Grow Town and Gown Collaboration



**Attachments:**

- Staff Report
- Draft Staff Presentation
- Draft Development Agreement
- Draft Development Agreement Exhibits
- Resolution A Approval
- Resolution B Denial
- Development Agreement Abbreviations • Guiding Principles Comparison • Project Summary Table
- Advisory Board Comments

**The Agenda will reflect the text below and/or the motion text will be used during the meeting.**

PRESENTER: Mary Jane Nirdlinger, Assistant Town Manager  
 Jabe Hunter, Assistant Chief of Police

Aaron Frank, Senior Planner

- a. Introduction and recommendation
- b. Presentation by Applicant
- c. Comments from the public
- d. Comments and questions from the Mayor and Town Council
- e. Motion to recess Public Hearing to June 27, 2018
- f. Referral to Manager and Attorney

**RECOMMENDATION:** That the Council open the Public Hearing, receive public comment, and continue the public hearing to June 27, 2018.