



TOWN OF CHAPEL HILL

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

Legislation Details (With Text)

File #:	[18-0748]	Version:	1	Name:	
Type:	Special Use Permit	Status:		Agenda Ready	
File created:	8/18/2018	In control:		Town Council	
On agenda:	9/19/2018	Final action:			
Title:	Consider a Special Use Permit Modification - Eastowne Redevelopment Medical Office Building - 1, 100 Eastowne Drive.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. Managers Cover Memorandum, 2. Staff Summary, 3. Proposed Added Stipulations, 4. Revised Resolution A, 5. Resolution B, 6. Project Details, 7. Council Questions and Responses, 8. Planning Commission Special Meeting Discussion Summary (08.21.pdf, 9. Community Design Commission Special Meeting Discussion Summary (08 22 18), 10. Transportation and Connectivity Advisory Board Discussion Summary (08.28.pdf, 11. Stormwater Management Utility Advisory Board Recommendations to Council, 12. Planning Commission Special Meeting Discussion Summary (09.04.pdf, 13. Public Questions and Responses, 14. Eastowne UNC Health Comment Responses dated 08.16.18, 15. Revised Traffic Impact Analysis Executive Summary, 16. Application Materials, 17. Eastowne Redevelopment Illustrative Site Plan, 18. Applicant's Submitted Plans dated August 31, 2018, 19. Staff Presentation, 20. Applicant Presentation, 21. Council Questions with Staff Response, 22. Emails from the Public, 23. Email from the Public Part II, 24. A RESOLUTION APPROVING AN APPLICATION FOR A SPECIAL USE PERMIT MODIFICATION FOR EASTOWNE REDEVELOPMENT – MEDICAL OFFICE BUILDING (MOB) -1, 100 EASTOWNE DRIVE (2018-09-19_R-7) as Amended				

Date	Ver.	Action By	Action	Result
9/19/2018	1	Town Council	closed the public hearing	Pass
9/19/2018	1	Town Council	adopted	Pass

Consider a Special Use Permit Modification - Eastowne Redevelopment Medical Office Building - 1, 100 Eastowne Drive.

Town Manager's comments:

UNC Healthcare has proposed to demolish four existing buildings in order to construct a 150,000 square foot, 6-story building for medical office and clinic uses. In addition the applicant has proposed to build a 3,000 sq. ft. utility building and a separate 7.5 level, 1100-space parking garage. The applicant is seeking a rezoning and a Special Use Permit Modification in order to proceed with the project.

During the last two months, staff from UNC Health Care and the Town, including former Town Manager Roger Stancil, worked diligently to develop solutions to the concerns raised in May and June after the initial public hearing. UNC Health Care has also attended an Open House and special meetings with the Chapel Hill Planning Commission, the Community Design Commission, and the Transportation and Connectivity Board to solicit input from the commissioners and residents.

Although there have been a number of revisions to the original proposal, several stand out - the reduction of the height of the building to 90', the inclusion of a "worst case scenario" to the Traffic Impact analysis (TIA) and a commitment by the applicant to revisit the TIA one year after the approval of a Certificate of

Occupancy in order to address traffic needs caused by the project. Additionally, UNC Health Care has committed to include the Town and the community in the Master Planning process for future phases of the project. The revisions came about as a result of candid, fruitful discussions and public input, resulting in an improved project for Council's consideration.

See the Staff Summary on the next page.

For more information about this project, please visit <https://chplan.us/18-028>

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

PRESENTER: Judy Johnson, Operations Manager

Swearing of all persons wishing to present evidence

- a. Without objection, the revised report and any other materials submitted at the hearing for consideration by the Council will be entered into the record
- b. Introduction and revised recommendation
- c. Presentation of evidence by the applicant
- d. Presentation of evidence by the public
- e. Comments and questions from the Mayor and Town Council
- f. Applicant's statement regarding proposed conditions
- g. Motion to close the public hearing
- h. Motion to adopt a resolution approving the Special Use Permit

RECOMMENDATION: That the Council close the Public Hearing, and adopt Revised Resolution A, approving the application.