

MEMORANDUM

TO: Chapel Hill Planning Board
Chapel Hill Parks and Recreation Commission
Chapel Hill Bicycle and Pedestrian Advisory Board
Chapel Hill Community Design Commission
Chapel Hill Transportation Board
Chapel Hill Historic District Commission

FROM: Gene Poveromo, Development Manager
Phil Mason, Principal Planner

SUBJECT: 123 West Franklin Street, Applications for Zoning Atlas Amendment, Special Use Permit / North and Special Use Permit Modification / South (PINs 9788-26-8572.001-004, Projects 11-0225, 11-0226, & 12-028)

DATE: September 18, 2012 (Planning Board)
September 19, 2012 (Parks and Recreation Commission)
September 25, 2012 (Bicycle and Pedestrian Advisory Board)
September 26, 2012 (Community Design Commission)
September 27, 2012 (Transportation Board)
October 11, 2012 (Historic District Commission)

INTRODUCTION

This memorandum describes and sets the context for consideration of the three items related to the proposed 123 West Franklin Street redevelopment:

1. Application for a Zoning Atlas Amendment (rezoning);
2. Special Use Permit / North (associated with rezoning site), and;
3. Special Use Permit Modification / South.

The Zoning Atlas Amendment application proposes to rezone the northern part of the site from the Town Center-2 (TC-2) zoning district to the Town Center-3-Conditional (TC-3-C) zoning district. The second application, Special Use Permit / North (aka University Square), proposing a mixed use redevelopment on the northern part of the site where the rezoning is proposed. The third application, Special Use Permit Modification / South (aka Granville Towers) is proposing a change to the current Special Use Permit boundary and access to Cameron Avenue. No changes are proposed to Granville Towers, no new floor area for the southern site, but a new point of access is proposed.

We recommend that advisory boards and commissions make recommendations to Council on the attached Special Use Permit applications. We also recommend that the Planning Board make a recommendation on the rezoning application, as mandated by the Ordinance.

ZONING ATLAS AMENDMENT

The Zoning Atlas Amendment application proposes to rezone the northern 6.8-acre part of the site from Town Center-2 (TC-2) to Town Center-3-Conditional (TC-3-C). The southern part of the 123 West Franklin site is split-zoned with Town Center-2 (TC-2) zoning and Office/Institutional-1 (OI-1) zoning. The existing zoning on the 6.1-acre southern part of the site is proposed to remain unchanged.

Zoning determines the type and intensity of uses and development that are allowed on a piece of land. The proposed use is allowed in both the existing and proposed zoning district. The applicant seeks to rezone the northern part of the site to allow more development intensity, for floor area and height, afforded by the Town Center-3-Conditional (TC-3-C) zoning district.

SPECIAL USE PERMITS

Two accompanying Special Use Permit applications on the northern and southern parts of the site propose the following changes:

- **Special Use Permit – North:** This application proposes redevelopment on the northern part of the site at 123 West Franklin Street, where the University Square development is currently, as indicated in the table below.
- **The Special Use Permit Modification – South:** This application proposes boundary and access changes to the existing Special Use Permit, where Granville Towers are currently, as indicated in the table below.

Special Use Permit / North (Currently known as University Square)	
Proposed Deconstruction	5 buildings and 121,490 s.f. floor area
Proposed Construction	3 buildings with 580,000 s.f. of floor area total
	Residential - 295,000 s.f. floor area, 300 dwelling units (rental)
	Office / Clinic - 210,000 s.f. floor area
	General Business - 25,000 s.f. floor area
	Convenience Business (Restaurant) - 50,000 s.f. floor area
	Vehicular Parking – 1,023 total spaces
Special Use Permit Modification / South (Granville Towers)	
Proposed Special Use Permit Boundary Change	Modify Special Use Permit boundary to encumber Southern part of site only
Proposed Construction	Provide new vehicular access to Cameron Avenue and improved pedestrian connections. No changes to Granville Towers. No new floor area or parking proposed.

Please see the accompanying memorandum and staff report for more detailed information regarding the proposed Zoning Atlas Amendment and Special Use Permit applications.

RECOMMENDATIONS ON SPECIAL USE PERMIT APPLICATIONS

Attached for your consideration are a draft public hearing memorandum on the rezoning proposal, and a staff report on the two Special Use Permit applications: Special Use Permit / North and Special Use Permit Modification / South. We recommend that the advisory boards receive comments, consider the attachments associated with the application, and make recommendations to the Town Council on the Special Use Permit applications. Your recommendations will be part of the Council's consideration at the public hearings, tentatively scheduled for Monday, November 12, 2012.

RECOMMENDATION ON REZONING APPLICATION

We also recommend that the Planning Board make a recommendation to the Council on the rezoning proposal.

ATTACHMENTS

1. Draft Public Hearing Memorandum on the rezoning application, with attachments
2. Staff Report on Special Use Permit applications, with attachments