



Concept Plan Overview:

We are proposing a change of use for the site located at 120 Banks Drive in Chapel Hill. The site is currently used as a movie theater. Our proposal is to change it to medical office/clinics with the lead anchor being a radiology clinic.

Our proposal includes minimal revisions to the existing site. The two ends of the building will be removed and a total of 18 parking spaces will be added in their place. The building will be just under 20,000 s.f. in area and will remain one-story. Parking lot landscaping will be added as required for the newly added parking spaces. The change of use will result in a building that is slightly smaller than what currently exists on the site but with updated facades, including additional fenestration not typically associated with movie theater uses.

The project will offer many benefits to the larger community. Medical office is a needed use and will fit well with the other medical offices that are within close proximity. There is already an anchor tenant on board so the site will not sit vacant once the change of use is complete. The new use will not negatively impact traffic volumes or patterns on the surrounding roads. Existing mature landscaping around the perimeter of the site will not be removed. Due to the minimal work on this site our proposal will blend in seamlessly with surrounding adjacent uses.

Statement of Compliance with Design Guidelines:

There are no design guidelines of note for this site. The project placement and design will be consistent with the design and use of the surrounding area with regards to the building and parking placement as well as landscaping and façade treatment.

Statement of Compliance with Comprehensive Plan:

Our site is located in the general study corridor as shown on the Area 2: North Martin Luther King Jr. Blvd./I-40 map in the Chapel Hill 2020 Comprehensive Plan. This focus area speaks to creating development opportunities the area that are currently constrained by circulation and limited access as well as creating development along existing transit service routes. Our site has frontage on two roads – Westminster Drive and Banks Drive. There is currently adequate access to our project. There are also two bus stops immediately adjacent to our site – one along Westminster Drive on our side of the street and one on Banks Drive on



the opposite side of the street. Our site is adequately serviced by existing public transit which will help to mitigate car traffic to our site.

The Area 2 Community Comments speak to a mix of uses in this area as well as creating balanced walkable scale and responsive development, not standalone retail. Our site has existing sidewalk along both Westminster Drive and Banks Drive, as well as adequate cross walks, providing existing built-in walkability to the adjacent shopping center as well as the adjacent apartment complex and surrounding neighborhood. Our proposed use of medical offices, which is a needed use, will not create a situation where a standalone commercial use is being utilized.

The existing zoning, CC, supports this change of use so no incompatible zoning request is being made to accommodate this change.

Developers Program:

This development, located at the corner of Banks Drive and Westminster Drive, contains an existing building and parking. As a result the site is relatively flat and slopes gently towards the two streets. There are no existing natural features, such as streams or wetlands, existing on the site.

There are two existing site access points that will remain – one off of each frontage street. No new site accesses are planned with this change of use. Vehicular circulation shall remain as it currently exists.

The existing building shall remain with one exception – the two wings of the buildings (north and south side of the buildings) shall be removed and parking to be added in their place.

Existing vegetation is located in the north, east, and south buffers. There is a retaining wall with a fence on top along the west side of the site. There is also existing vegetation in landscape islands as well as around the foundation of the building. All vegetation on site will remain except where foundation landscaping needs to be removed for the parts of the building that will be removed. All existing vegetation is a result of what was on the approved plans for the Timberlyne Cinemas.

We propose this medical office project to fill in a gap that is needed with medical office space. The location of this project is suitable for this change of use as it is adjacent to other medical office and clinic uses. Examples of other



medical uses in this area include UNC Orthopedics at the corner of Weaver Dairy Road and Martin Luther King Jr. Blvd., UNC Home Health on Weaver Dairy Road, EmergoOrtho and Comprehensive Physical Therapy – also both on Weaver Dairy Road.

This proposed development is adjacent to the Timberlyne Shopping Center, which has uses that include a grocery store, coffee shop, a handful of restaurants, and the Chelsea Theater as well as other uses on the outparcels with frontage on Weaver Dairy Road. In the spirit of maintaining the mixed use element adjacent to the mobile home park on west side of our site, the proposed use supports the mixed-use nature of the area.

The aforementioned items note the benefit to local business, neighbors, and the community at large.

Due to the small scope of work no erosion and sediment control or proposed stormwater devices are anticipated as being required. If, however, they will be required those items will meet the requirements of the Town of Chapel Hill and Orange County.

Requested Approvals:

We are seeking concept plan approval to confirm that our change of use proposal will be supported so we can move to SUP modification for this site.