



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

OFFICE OF THE VICE CHANCELLOR FOR
RESEARCH AND ECONOMIC DEVELOPMENT

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April 29, 2009

Dear Mr. Stancil:

At the request of Chancellor Thorp and our Board of Trustees, I respectfully submit herewith a request that the Town Council rezone approximately 643 acres of the Carolina North property in Chapel Hill from the current zones OI-2 and R2 to the proposed new U-1 zone. Enclosed please find the following materials in support of this request:

- Application form
- Area map of proposed rezoning with notice boundary and existing conditions map
- List of owners within 1000' of property proposed for rezoning
- Fee receipt for \$35,786.00

Statement of Justification

This rezoning will help to achieve the objectives of the Town's Comprehensive Plan, as described below. The rezoning also responds to the changing conditions in Chapel Hill and at The University of North Carolina at Chapel Hill. Over the past several years, both the community and the University have participated in a series of workshops, discussions, public forums and joint sessions in an effort to understand and address the various uses and impacts of the Carolina North development. As a result, we believe the requested rezoning and proposed Development Agreement process represent a collaborative and mutually beneficial means of addressing the University's need to expand in support of its educational and research missions and the Town's need to accommodate the University's growth in a way that makes a positive contribution to the community.

The University's request to rezone the Carolina North property to the proposed U-1 zoning district is justified also because the Carolina North development will help achieve the purposes of the Town's Comprehensive Plan. The Carolina North Long Range Plan, the Carolina North Design Guidelines, the draft Development Agreement and the U-1 text amendment all promote the following sections of the Comprehensive Plan:

- a. The Comprehensive Plan expressly identifies the University's Horace Williams tract as a "development opportunity area" (*see* section 8A-1). Promoting additional mixed-use developments in Chapel Hill is a key Comprehensive Plan strategy (*see* section 8A-2). The

Comprehensive Plan encourages the Town to actively promote desirable mixed-use development and form a partnership with UNC to help bring about a desirable mixed-use development on the Horace Williams property (*see* section 8A-2). As an economic development strategy, the Comprehensive Plan encourages the Town and University to facilitate entrepreneurial opportunities associated with research and development, and specifically mentions the Horace Williams tract as a logical candidate for hosting “research-oriented facilities and incubator facilities for technology transfer” (*see* section 6C-1).

b. A major objective described in the Comprehensive Plan is increasing the availability of quality housing that is affordable to citizens who live and work in Chapel Hill. One of strategies offered is the construction of housing on the Horace Williams tract that is targeted to University employees (*see* section 4B-2).

c. The Comprehensive Plan includes a map setting forth the desired future pattern of land use in Chapel Hill, including possible sites for the construction of public K-12 schools identified by the Chapel Hill-Carrboro School Board. Land within the University’s Horace Williams tract is included among the possible school sites identified by the School Board (*see* section 8.2 and figure 11).

d. The Comprehensive Plan encourages the preservation of open space through the use of conservation development principles, which emphasize high density development on a portion of the property and setting aside a substantial portion of the remaining land for permanent conservation (*see* section 8A-3).

We appreciate the Town’s participation in the joint meetings between the University’s Board of Trustees and the Town Council that have already taken place and we look forward to continuing to work together on Carolina North.

Sincerely,



John P. Evans

Executive Director, Carolina North

cc: H. Holden Thorp

Roger L. Perry, Sr.

Robert W. Winston, III