



LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT – TABLE 3.7-1: USE MATRIX –SELF-STORAGE FACILITY, CONDITIONED

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Judy Johnson, Interim Director
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<p>AMENDMENT REQUEST Amend the Table of Uses of the Land Use Management Ordinance to allow Self-Storage Facility, Conditioned in the Planned Development- Mixed Use District (PD-MU)</p>	<p>DATE October 7, 2020</p>	<p>APPLICANT NR Edge Property Owner, LLC</p>
<p>STAFF RECOMMENDATION Staff recommends that the Council open the Public Hearing, received Public comment, and continue the public hearing to November 4, 2020</p>		
<p>BACKGROUND The Town has received a request to permit Conditioned Self-storage Facilities as a Special Use in the Planned Development Mixed Use (PD-MU) District. Presently, Conditioned Self-storage Facilities are only permitted in the Office- Institutional 2 (OI-2) District as a Special Use and in the Innovative, Light Industrial Conditional Zoning District when in compliance with the prescribed standards in Section 6.22 and when included as part of a conditional zoning application.</p>		
<p>PROCESS The item before the Council is for approval of a Land Use Management Ordinance Text Amendment. The Council must consider whether one or more of the three findings for enactment of the Land Use Management Ordinance Text Amendment applies:</p> <ol style="list-style-type: none"> 1. To correct a manifest error in the chapter; or 2. Because of changed or changing conditions in a particular area or in the jurisdiction generally; or 3. To achieve the purposes of the Comprehensive Plan. 	<p>OVERVIEW <u>Conditioned Self-Storage Land Use</u> The following changes to the Ordinance are proposed as a part of the requested text amendment:</p> <ul style="list-style-type: none"> • An “S” must be added to the Use Matrix in Table 3.7-1 in order to permit Conditioned Self-storage Facilities in the PD-MU District as a Special Use. The Land Use Management Ordinance (LUMO) defines a Special Use as follows: “A use of land, buildings, or structure that is identified in this appendix as a use that because of its inherent nature, extent, and external effects, requires special care in the control of its location, design, and methods of operation in order to ensure protection of the public health, safety, and welfare.” <p>Consequently, if Conditioned Self-storage Facilities are permitted as a Special Use in the PD-MU District, such facilities will be subject to the procedures, standards, and findings of fact in Section 4.5, Special Use Permits.</p>	
<p>ATTACHMENTS</p>	<ol style="list-style-type: none"> 1. Draft Staff Presentation 2. Resolution of Consistency (For proposed Land Use Management Ordinance amendment) 3. Ordinance A (Enactment of Land Use Management Ordinance Text Amendment Proposal) 4. Resolution B (Deny Land Use Management Ordinance Text Amendment Proposal) 5. Planning Commission Recommendation 6. Application Materials 	