

TECHNICAL REPORT

Council Business Meeting – 06/27/2018



ZONING ATLAS AMENDMENTS IN THE BLUE HILL DISTRICT

The following Technical Report prepared by Planning staff describes a proposed rezoning to apply new zoning subdistricts to specific parcels of land in the Blue Hill District. Revisions to the associated text amendment result in the establishment of the new subdistricts no longer being proposed.

PROJECT TIMELINE

March 14, 2018	Council received a petition regarding potential changes to the Form District Regulations.
April 18, 2018	Council received an email update regarding the status of the petition and potential options for consideration.
May 9, 2018 May 16, 2018	Council received updates regarding the status of the petition and potential options for consideration, and provided feedback.
May 15, 2018	Planning Commission received information and provided comments on the proposed amendments.
May 22, 2018	Community Design Commission received information and provided a recommendation on the proposed amendments.
May 23, 2018	Council opened the Public Hearing to hear the proposed amendments, receive public comments, and provide additional feedback.
June 19, 2018	Planning Commission provided a recommendation on the proposed amendments.

UPDATES TO PROPOSAL SINCE MAY 23 COUNCIL PUBLIC HEARING

The text amendments presented to Town Council at the May 23 Public Hearing included a proposal to create Walkable Commercial (WC) Subdistricts where residential was not permitted, along with a zoning map amendment applying the WC Subdistricts to six properties in Blue Hill. Based on feedback received from Council, the Planning Commission, and the Community Design Commission, the text amendments, presented to Council tonight under a separate agenda item, no longer propose establishment of new WC- Subdistricts. Planning staff therefore no longer recommend this Zoning Atlas Amendment.

The proposed text amendments include new requirements and incentives for commercial square footage in the WX- Subdistricts, with no new Subdistricts proposed.

SUMMARY AND MAP OF PREVIOUSLY PROPOSED CHANGES

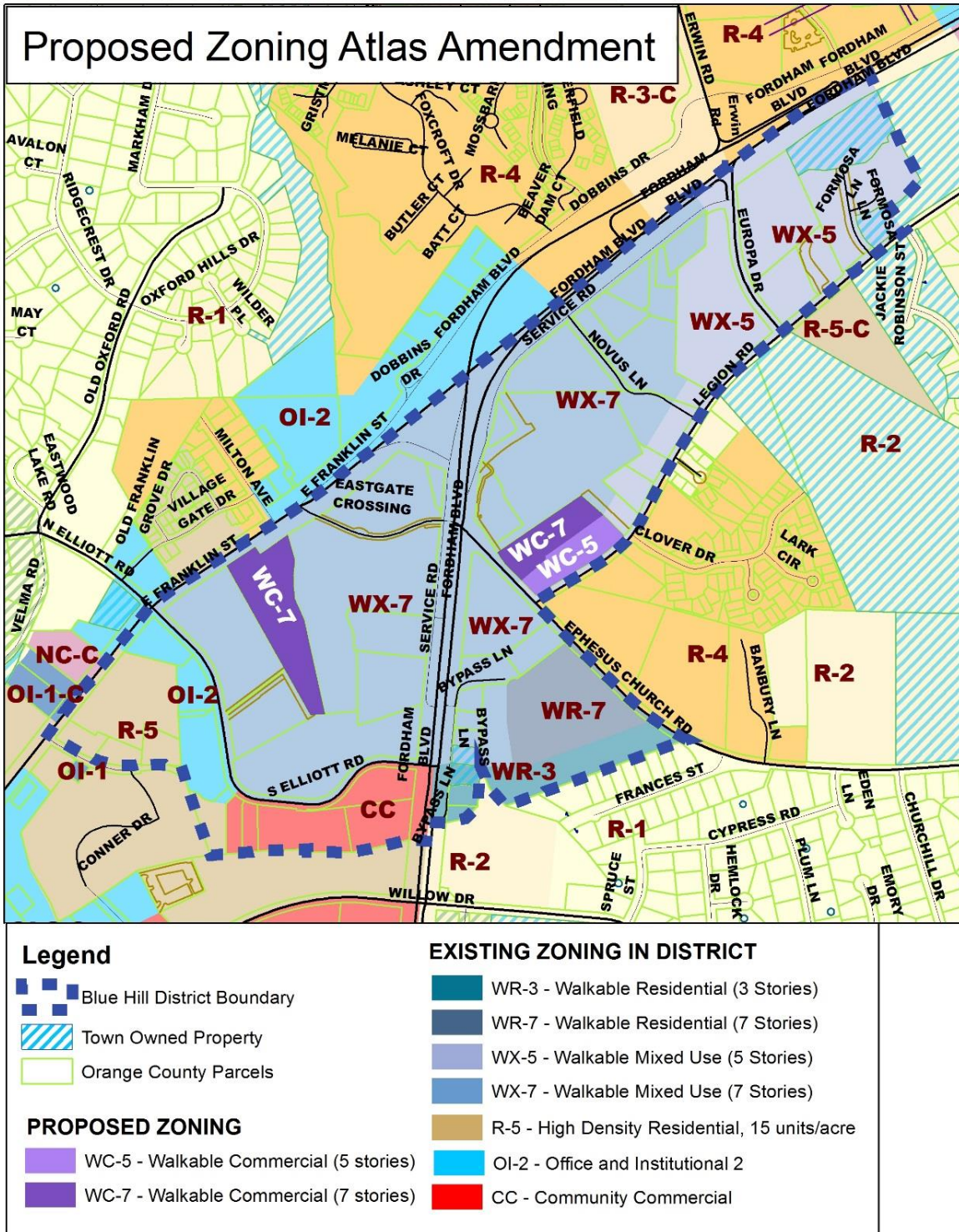
The proposed map amendments presented at the May 23 Council Public Hearing consisted of the following:

- a. The Town of Chapel Hill Zoning Atlas and the Regulating Plan as described in 3.11.2.2 will be amended with the following:
 - i. Orange County PIN # 9799-25-0069: Change from WX-7 to WC-7.
 - ii. Orange County PIN # 9799-25-0408: Change from WX-7 to WC-7.
 - iii. Orange County PIN # 9799-35-5664: Change from WX-7 to WC-7.
 - iv. Orange County PIN # 9799-35-4382: Change from WX-5 to WC-5.
 - v. Orange County PIN # 9799-35-5461: Change from WX-5 to WC-5.
 - vi. Orange County PIN # 9799-35-8624: Change from WX-5 to WC-5.

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The map below shows the locations of the subject parcels.



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ZONING AMENDMENT FINDINGS OF FACT

All information submitted at the public hearing will be included in the record of the hearing. Based on the comments and documentation submitted, the Council will consider whether it can make one or more of three required findings (listed below A-C) for enactment of the Land Use Management Ordinance Text Amendment and Zoning Atlas Amendment.

In order to establish and maintain sound, stable, and desirable development within the planning jurisdiction of the Town, it is intended that the Land Use Management Ordinance and Zoning Atlas shall not be amended except:

- A. To correct a manifest error in the chapter; or
- B. Because of changed or changing conditions in a particular area or in the jurisdiction generally; or
- C. To achieve the purposes of the Comprehensive Plan.

Following is a staff response to the three required considerations:

Finding A: The proposed text amendment is necessary to correct a manifest error.

Planning staff summarizes the information in the record to date as follows:

Arguments in Support	To date, no arguments in support have been submitted.
Arguments in Opposition	To date, no arguments in opposition have been submitted.

Finding B: The proposed text amendment is necessary because of changed or changing conditions in a particular area or in the jurisdiction generally.

Planning staff summarizes the information in the record to date as follows:

Arguments in Support	The Town Council established the Blue Hill District to foster a balanced mix of uses, both residential and commercial. With the proposed addition of up to 2,000 new residential units in the District, and very little commercial development proposed, Town Council feels that it has become unbalanced.
Arguments in Opposition	Limiting new residential development could slow redevelopment of the district. Slower tax base growth could yield fewer financial resources for the Town to fund infrastructure improvements.

Finding C: The proposed text amendment is necessary to achieve the purposes of the comprehensive plan.

Planning staff summarizes the information in the record to date as follows:

Arguments in Support	Relevant goals and objectives in the Chapel Hill 2020 Comprehensive Plan include, but are not limited to: <ul style="list-style-type: none">▪ Family-friendly, accessible exterior and interior places throughout the town for a variety of active uses (<i>Goal A Place for Everyone 1</i>)▪ A welcoming and friendly community that provides all people with access to opportunities (<i>Goal A Place for Everyone 4</i>)
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	<ul style="list-style-type: none">▪ Foster success of local businesses (Goal <i>Community Prosperity and Engagement</i> 2)▪ A development decision-making process that provides clarity and consistency with the goals of the Chapel Hill 2020 comprehensive plan (Goal <i>Good Places New Spaces</i> 3)▪ A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill’s character for residents, visitors, and students (Goal <i>Good Places, New Spaces</i> 5)▪ Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment (Goal <i>Good Places, New Spaces</i> 8)
Arguments in Opposition	Zoning certain properties for non-residential use only would run counter to the intent of the district, which calls for a mixed-use environment.