CONSIDER AMENDMENTS TO THE TOWN OF CHAPEL HILL ZONING ATLAS TO APPLY THE WC-5 AND WC-7 SUBDISTRICTS TO PROPERTIES IN THE BLUE HILL DISTRICT.

STAFF REPORT	TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES
	Ben Hitchings, Director
	Corey Liles, Interim Principal Planner
	Michael Sudol, Planner II

PROPERTY ADDRESS	**MEETING DATE**	**REQUESTED BY**
1708 E Franklin St, 1710 E Franklin St, 102 Ephesus Church Rd, 106 Ephesus Church Rd, 1703 Legion Rd, 1705 Legion Rd	June 27, 2018	Town of Chapel Hill

STAFF'S RECOMMENDATION

That the Council close the public hearing and adopt Resolution B denying the Zoning Atlas Amendment, consistent with the previous agenda item on the Text Amendment for modifications to the Form District Regulations.

ITEM OVERVIEW & BACKGROUND

At the March 14th Council Public Hearing[1], Mayor Pro Tem Jessica Anderson and Council Members Hongbin Gu and Rachel Schaevitz submitted a petition to identify solutions that address community interests in the Blue Hill (formerly Ephesus/Fordham) District, through adjustments to the Land Use Management Ordinance regarding non-residential development requirements, affordable housing, and building size.

On April 18, 2018, Council received an email update regarding the status of the petition and potential options for consideration. At the May 9th Council Public Hearing[2], Council received further updates regarding the petition, resulting in a request for creation of new zoning districts, the rezoning of specific non-residential parcels within the Blue Hill District, and new building size standards including building footprint and lot coverage.
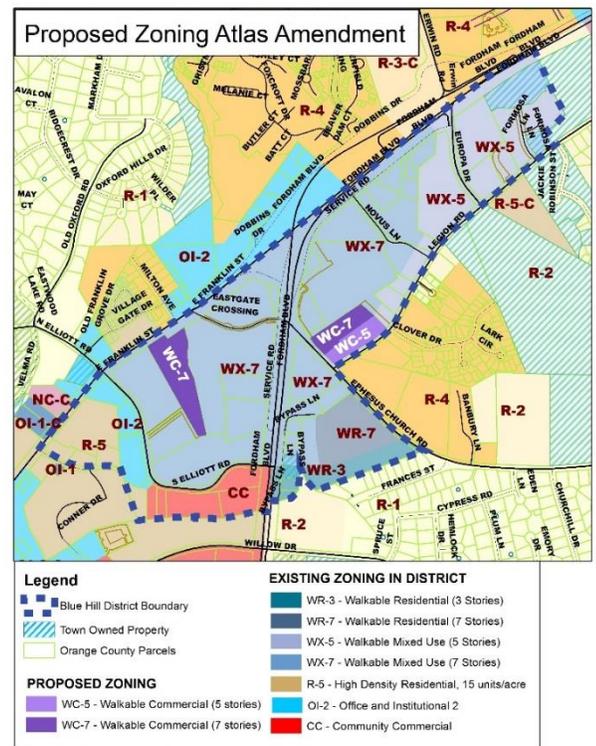
Council opened the Public Hearing at the May 23rd Council Business Meeting[3] and provided direction for a more holistic approach to the text amendments. As a result, the proposed text amendment that accompanies this Zoning Atlas Amendment has been revised and no longer includes establishment of the WC subdistricts.

PROJECT OVERVIEW

The proposal is for a rezoning that would apply the Walkable Commercial – 5 (WC-5) and Walkable Commercial – 7 (WC-7) zoning subdistricts to six (6) parcels within the Blue Hill Form District. The subject parcels are indicated on the Project Location map and further identified in the attached Technical Report.

The rezoning proposal is accompanied by a Land Use Management Ordinance text amendment that previously proposed establishing the WC-5 and WC-7 subdistricts with the intent to accommodate a mix of compatible non-residential uses in close proximity to one another. The text amendment has been revised since the start of the public hearing and no longer includes any new subdistricts. If the text amendment is approved as currently proposed, there is no longer need or ability to apply the WC-5 and WC-7 subdistricts.

PROJECT LOCATION

[1] https://chapelhill.legistar.com/View.ashx?M=F&ID=5878770&GUID=632BEC59-C983-431F-B151-8285ADB6686C
[2] https://chapelhill.legistar.com/MeetingDetail.aspx?ID=582687&GUID=953D16D4-1B71-4ED4-BE87-CFFF60AD32A7&Options=&Search
[3] https://chapelhill.legistar.com/MeetingDetail.aspx?ID=582689&GUID=CE2668BF-988C-464D-9643-D4D83EF14952&Search

DECISION POINTS The Council has the discretionary authority to approve or deny a rezoning request. The Land Use Management Ordinance establishes the intent of Zoning Atlas Amendments by stating that, "In order to establish and maintain sound, stable, and desirable development within the planning jurisdiction of the Town it is intended that this chapter shall not be amended except: • to correct a manifest error in this chapter; or • because of changed or changing conditions in a particular area or in the jurisdiction generally; or • to achieve the purposes of the Comprehensive Plan.	**PROCESS** 1. Receive and Refer Council Petition 2. Call Public Hearing 3. Open Public Hearing 4. Seek Feedback from Advisory Boards 5. **Close Public Hearing and Consider Action**
ATTACHMENTS	• Technical Report • Resolution A (Consistency with the Comprehensive Plan) • Ordinance A (Enacting the Rezoning) • Resolution B (Denying the Rezoning)