



**STATUS UPDATE REGARDING THE BLUE HILL PETITION**

**STAFF REPORT**

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

<p><b>PROPERTY ADDRESS</b> Blue Hill District (map attached)</p>	<p><b>BUSINESS MEETING DATE</b> May 9, 2018</p>	
<p><b>STAFF’S RECOMMENDATION</b> That Council receive an update regarding the status of the Blue Hill petition and provide feedback or direction to staff regarding a recommendation for the Public Hearing on May 23<sup>rd</sup>.</p>		
<p><b>ITEM OVERVIEW</b> This status report is an initial follow-up to the Blue Hill petition recently referred by Council on March 14<sup>th</sup>, 2018. In response to Council interest in balancing timely action with effective legislation, staff are providing this information in advance of the public hearing and will continue to provide updates as needed.</p>		
<p><b>ADDITIONAL BACKGROUND</b></p> <ol style="list-style-type: none"> <li>1. March 14, 2018: Council received a petition regarding potential changes to the Form District Code, which included the following:       <ol style="list-style-type: none"> <li>a. <u>Incentives for Non-residential Development</u> (Petition Request: Increase the amount of non-residential commercial development in the district by using density bonuses or other mechanisms to encourage developers to include commercially contributing, non-residential square footage in their projects.)</li> <li>b. <u>Affordable Housing</u> (Petition Request: Propose solutions that will allow us to meet our existing goal of 300 new affordable housing units as well as to mitigate impacts of units lost when the Park Apartments property redevelops.)</li> <li>c. <u>Address Building Size and Massing</u> (Petition Request: Work with Tony Sease to develop standards around maximum linear street frontage, maximum building lot coverage, maximum building footprint or other standards to improve place-making and permeability throughout the district.)</li> </ol> </li> <li>2. April 18, 2018: Council received an email update regarding the status of the petition and potential options for consideration, including the following updates:       <ol style="list-style-type: none"> <li>a. Planning staff have developed 3 options for a zoning standard that would require any building over 3 stories in height to have some amount of non-residential square footage.           <ol style="list-style-type: none"> <li>i. In response to Council feedback, an additional option to create a new non-residential subdistrict is under development.</li> </ol> </li> <li>b. Planning staff have worked with Housing staff to understanding opportunity sites and potential mechanisms for affordable housing in the Blue Hill District.</li> <li>c. A separate package of text amendments, developed alongside the Blue Hill Design Guidelines, is currently in the review process with the opportunity for Council action on May 23. Some of these proposed amendments address this interest from the Council Petition.           <ol style="list-style-type: none"> <li>i. In response to Council feedback, a standard for maximum building length is being developed for consideration.</li> </ol> </li> </ol> </li> </ol>		
<p><b>PROCESS</b></p> <ol style="list-style-type: none"> <li>1. <b>Receive and Refer Council Petition</b></li> <li>2. Call Public Hearing</li> <li>3. Open Public Hearing</li> <li>4. Advisory Commission Review</li> <li>5. Close Public Hearing and Consider Action</li> </ol>	<p><b>FISCAL IMPACT/RESOURCES</b></p> <p>There are no fiscal impacts with receiving the status update.</p>	
<p><b>ATTACHMENTS</b></p>	<ul style="list-style-type: none"> <li>• Map of Blue Hill District</li> <li>• March 14, 2018 Petition to Council</li> <li>• April 18, 2018 Email Update to Council</li> <li>• Draft Staff Presentation (to be uploaded)</li> </ul>	