



**OPEN THE PUBLIC HEARING FOR LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENTS REGARDING MODIFICATIONS TO FORM DISTRICT REGULATIONS IN SECTION 3.11 TO ENCOURAGE NON-RESIDENTIAL DEVELOPMENT AND ADDRESS BUILDING SIZE.**

**STAFF REPORT**

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

PROPERTY ADDRESS	PUBLIC HEARING DATE	REQUESTED BY
Blue Hill Form District	May 23, 2018	Town of Chapel Hill
<b>STAFF'S RECOMMENDATION</b>		
That the Council open the Public Hearing, receive public comment, and continue the Public Hearing to June 27, 2018.		
<b>ITEM OVERVIEW &amp; BACKGROUND</b>		
<p>At the <a href="#">March 14<sup>th</sup> Council Public Hearing</a><sup>1</sup>, Mayor Pro Tem Jessica Anderson and Council Members Hongbin Gu and Rachel Schaevitz petitioned the Mayor and Manager 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.</p> <p>On April 18, 2018, Council received an email update regarding the status of the petition and potential options for consideration. At the <a href="#">May 9<sup>th</sup> Council Public Hearing</a><sup>2</sup>, 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.</p>		
<b>PROJECT OVERVIEW</b>	<b>DECISION POINTS</b>	
<p>This report proposes the creation, by amendment to the text of the LUMO, of two new zoning districts within the Blue Hill Form District. These classifications would be Walkable Commercial – 5 (WC-5) and Walkable Commercial – 7 (WC-7). A zoning atlas amendment proposal (rezoning) running concurrent to this text amendment would occur on six (6) parcels identified in the attached Technical Report. The newly proposed districts are intended to accommodate a mix of compatible non-residential uses in close proximity to one another.</p> <p>Additionally, LUMO text amendments are being considered that would establish new limitations on building footprints and lot coverage throughout the Blue Hill District. These new requirements could limit the land area a single building can consume and/or limit the total land area used by all structures on a lot as a ratio of the lot size. Options are being developed by the Town's urban design consultant.</p>	<p>The Council has the discretionary authority to approve or deny a rezoning request. The Land Use Management Ordinance establishes the intent of Text 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:</p> <ul style="list-style-type: none"> <li>• to correct a manifest error in this chapter; or</li> <li>• because of changed or changing conditions in a particular area or in the jurisdiction generally; or</li> <li>• to achieve the purposes of the Comprehensive Plan.</li> </ul>	
<b>PROCESS</b>		
<ol style="list-style-type: none"> <li>1. Receive and Refer Council Petition</li> <li>2. Call Public Hearing</li> <li><b>3. Open Public Hearing</b></li> <li>4. Seek Feedback from Advisory Boards</li> <li>5. Close Public Hearing and Consider Action</li> </ol>		

<sup>1</sup> <https://chapelhill.legistar.com/View.ashx?M=F&ID=5878770&GUID=632BEC59-C983-431F-B151-8285ADB6686C>

<sup>2</sup> <https://chapelhill.legistar.com/MeetingDetail.aspx?ID=582687&GUID=953D16D4-1B71-4ED4-BE87-CFFF60AD32A7&Options=&Search>

**ATTACHMENTS**

- Technical Report
- Draft Resolution of Consistency with the Comprehensive Plan
- Draft Ordinance (Approving the Text Amendment Proposal)
- Draft Resolution (Denying the Text Amendment Proposal)
- March 14, 2018 Petition to Council