

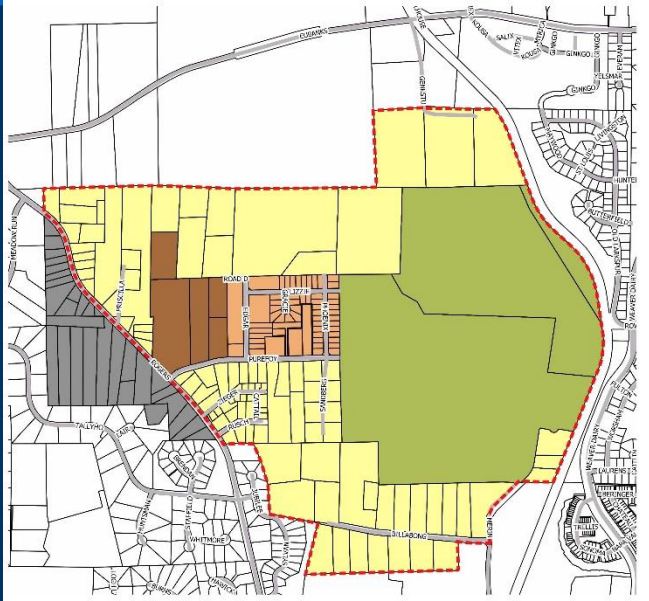


# Rogers Road Zoning Text Amendments



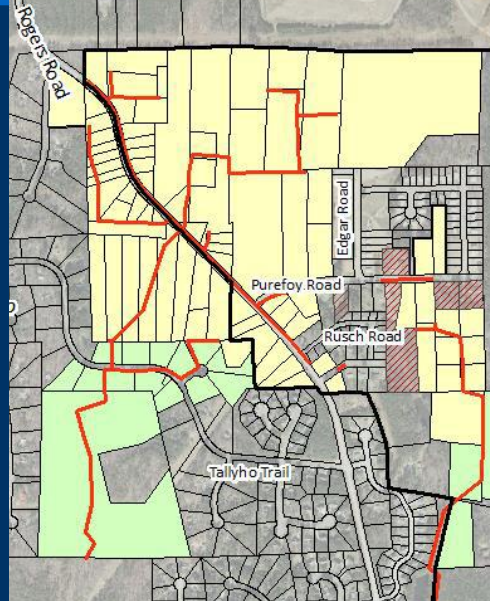
**Council Public Hearing**  
**April 17, 2019**

# Ongoing Rogers Road Projects



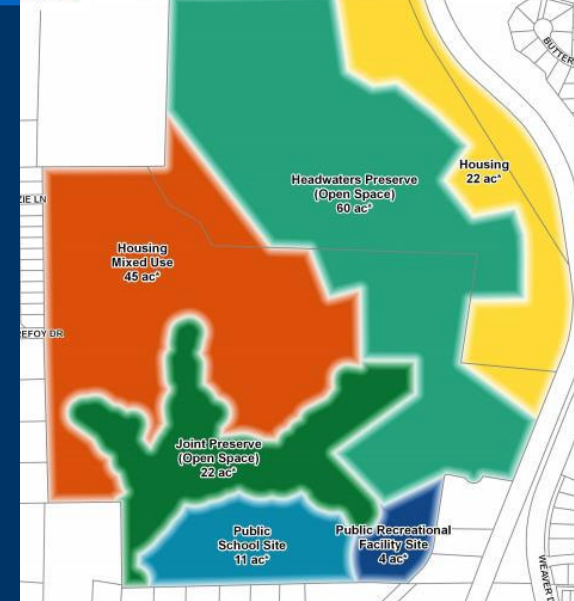
## Zoning Initiative

Key to implementation of  
*Mapping Our  
Community's Future*



## Sewer Construction

Expected to increase  
development interest

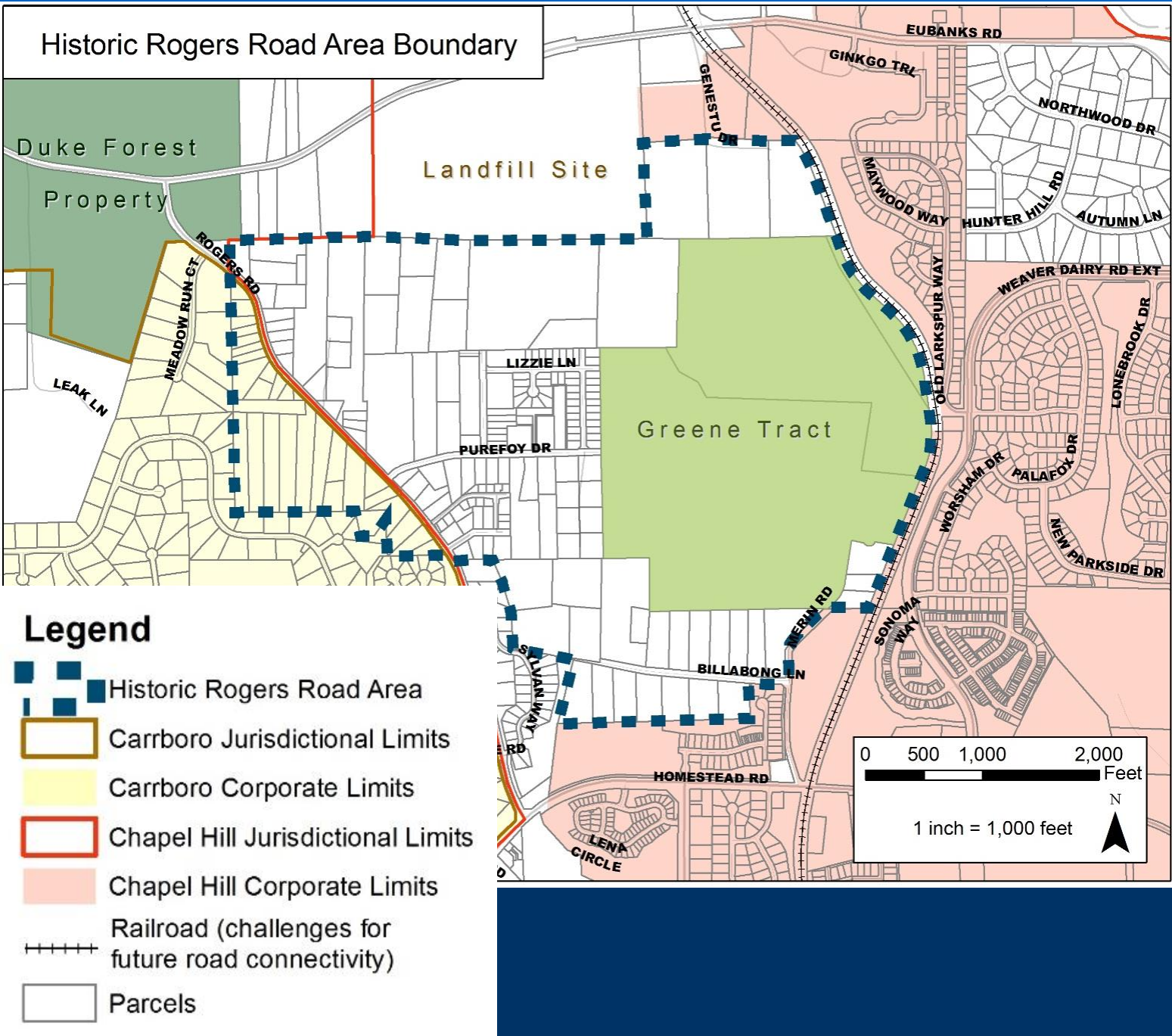


## Greene Tract

Future use of site owned  
by County and Towns

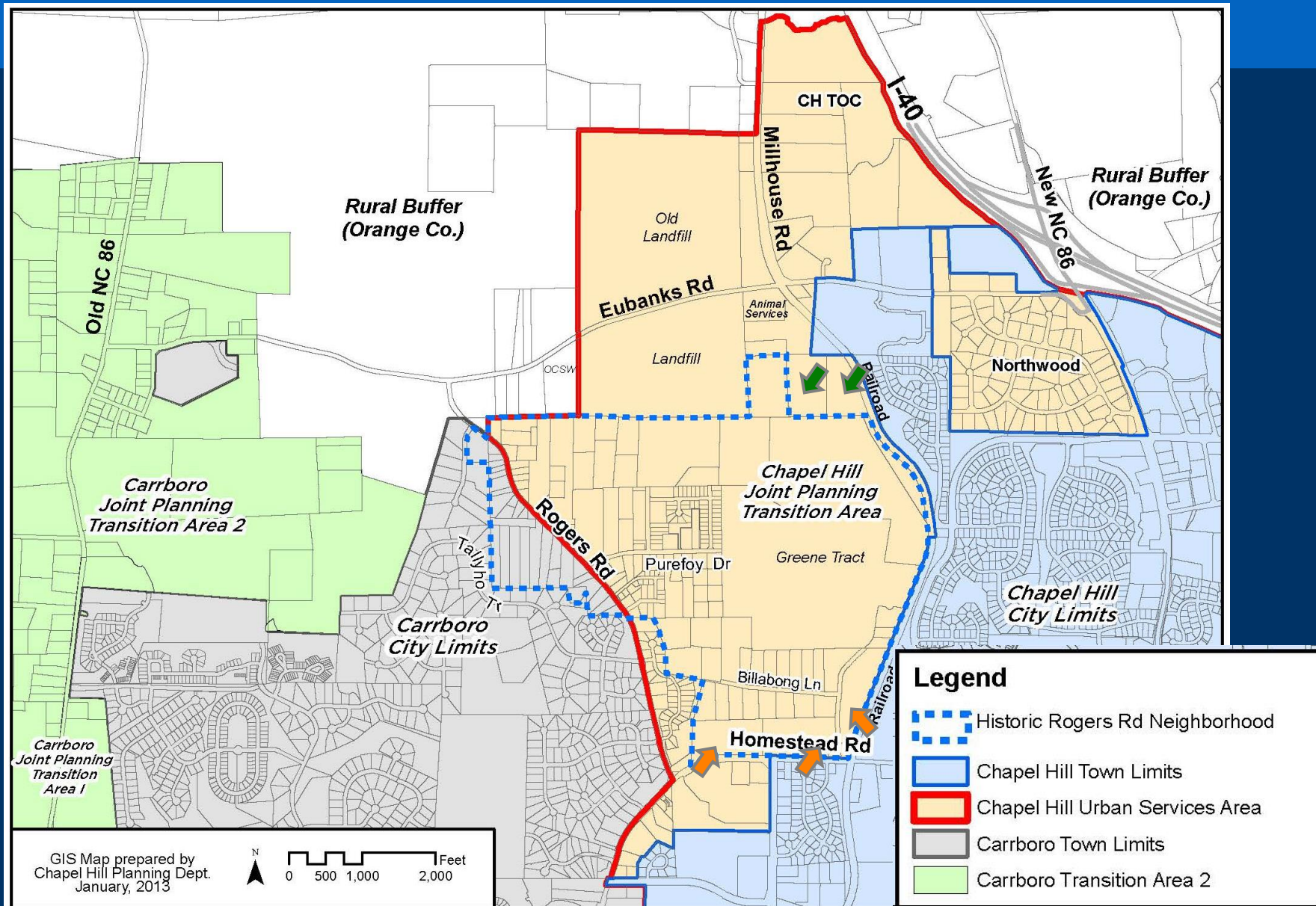


# Study Area



- Northwest Chapel Hill / Northern Carrboro
- Settlement dates back to 1700's
- Adjacent to former landfill site

# Study Area - 2013





# Where is this item?



Parallel review underway in Carrboro

# Staff Recommendation

- Receive presentation on draft zoning recommendations
- Open the Public Hearing and receive comments
- Continue the Hearing to May 22, 2019

# HISTORIC ROGERS ROAD NEIGHBORHOOD

## Chapel Hill Town Council

APRIL 17, 2019



ZONING FOR A STRONG AND CONNECTED  
NEIGHBORHOOD



# AGENDA

- Project Goal
- MOCF Goals
- Project Timeline
- Public Engagement
- Zoning
- Recommendations
- Public Feedback
- Subdistricts Overview
- Planning Comm. Rec.





# PROJECT GOAL

Develop appropriate zoning standards for the Rogers Road neighborhood –  
keep what you love, add what you need.

# MAPPING OUR COMMUNITY'S FUTURE



Retain families who have lived here for decades/  
generations



Connect us with each other and the larger  
community



Preserve socioeconomic and cultural diversity  
for the future



Respect the physical/natural character of the  
neighborhood



Rogers Road:  
Mapping our Community's Future

MAY 2015

The completion of an intensive 9-month planning effort with community stakeholders  
to create a shared vision for Rogers Road development for the next 10 years & beyond.





# SUMMARY: PUBLIC ENGAGEMENT

## MEETINGS:

- October 30, 2018
- November 15, 2018  
(business analysis)
- November 29, 2018
- January 24, 2019
- March 14, 2019
- March 16, 2019



**TURNOUT:** Between 15 and 35 residents/stakeholders at each session

# PROTECT CHARACTER: KEY RECOMMENDATIONS

- Establish the Historic Rogers Road Neighborhood Zoning District
- Preserve character of Rogers Road Corridor



# INCREASE HOUSING CHOICE: KEY RECOMMENDATIONS

- Expand housing choice
- Support a wider range of home-based businesses





# STANDARDS FOR MAJOR HOME-BASED BUSINESSES

- Permit Required
- No more than 50% of the heated square footage used for business purposes
- No more than 6 non-resident employees
- Screen any outdoor storage
- Vehicle/trip generation limitations
- Cease any activity resulting in noise, vibration, dust, odor, light, or glare between 6 PM and 8 AM
- Limit noise-producing activities (65 dBA)

# STANDARDS FOR MAJOR HOME-BASED BUSINESSES

- On-premises sale and delivery of goods which are not produced on the premises
- Minimum Lot size: 1 acre
- Setback requirements:
  - Locate business activities 40' from all lot lines
  - Locate noise, dust, vibration, odor, light, and glare-producing activities 60' from all lot lines
- Prohibit Hauling, Body shop, Industrial metalworking

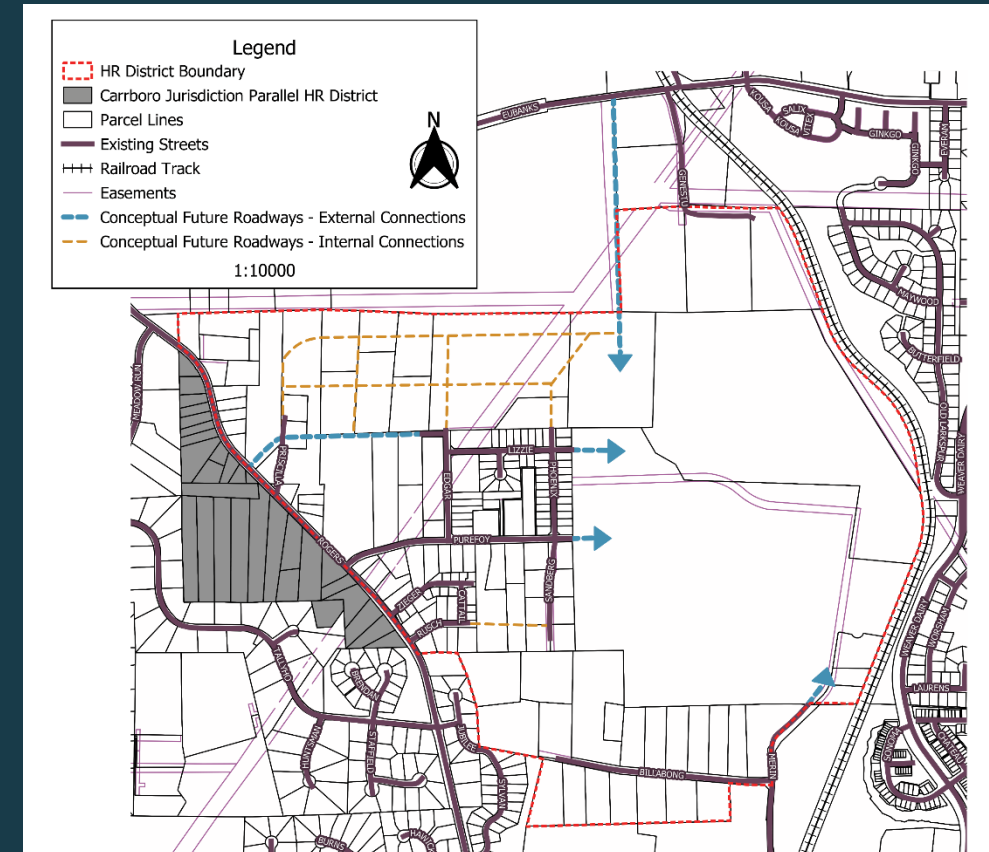
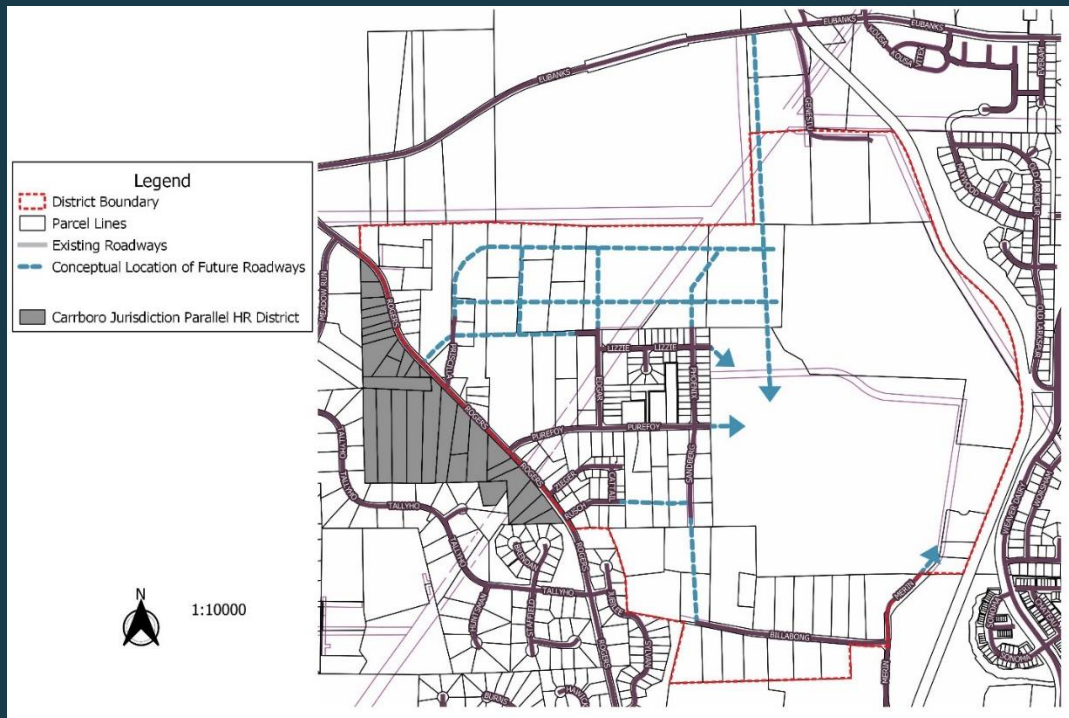




# STREET CONNECTIONS

Options for map:

- Conceptual locations
- Adjust based on site factors



# SOCIOECONOMIC/CULTURAL DIVERSITY: KEY RECOMMENDATIONS

- Mixed Use (HR-X) placeholder district
- No high intensity commercial or retail areas
- Establish maximum home sizes


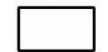



# THEMES OF PUBLIC FEEDBACK








- Maintain rural character
- Stormwater concerns
- Mitigate traffic impacts
- Home business flexibility – very important!
- Limit impacts of home businesses – limit size?
- ADUs – limit size, include in density calcs
- Like the mixed use concept, like housing but not retail
- Buffer between mixed use and single-family
- Billabong residents feel they are outside the neighborhood and should not be rezoned



# Legend

-  HR District Boundary
-  Parcel Lines
-  Roadways

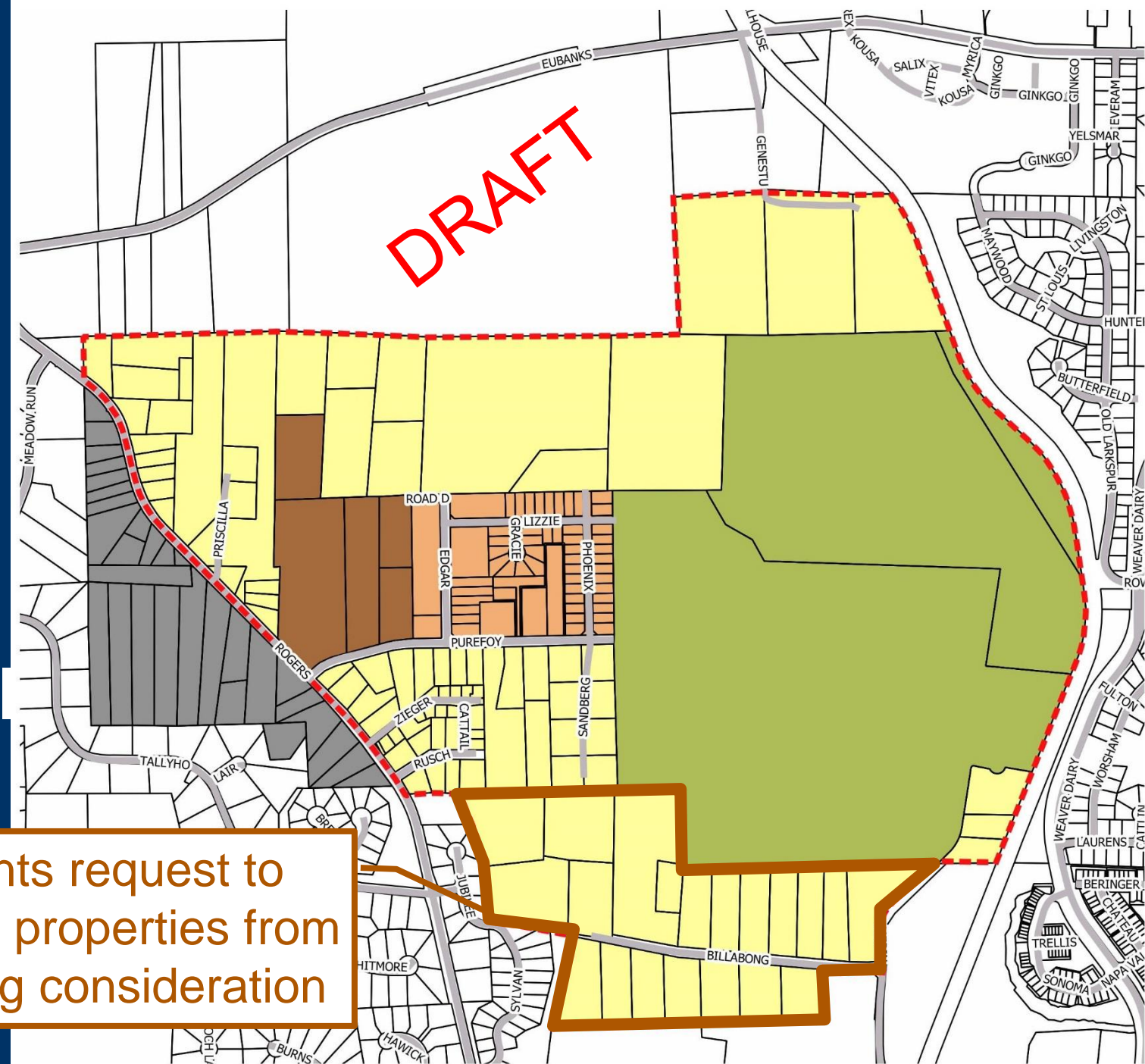
## CH Only Zoning

-  HR-L
-  HR-M
-  RT (existing)
-  R-5-C (existing)
-  HR-C (placeholder)
-  HR-X (placeholder)
-  Carrboro Jurisdiction Parallel HR District



1:10000

Residents request to remove properties from rezoning consideration









# Proposed Zoning Subdistricts

**HR-X:** Provides nodes in the neighborhood with a broader range of housing and employment options

- Live-work units, flex office, healthcare, senior living, child care, in addition to housing types
- Placeholder subdistrict for potential future use

**HR-C:** Protects environmentally sensitive areas

- Limited to public facilities and recreation use
- Placeholder subdistrict for potential future use

# Planning Commission Recommendation

- Recommend approval of text amendment
- Consistency with Comp Plan
- Remove Billabong Ln lots from study area
- 450-500 ft minimum block size
- Mixed Use subdistrict
  - Allow convenience retail
  - 10 ft min street setback
- Flexibility for home businesses
  - No minimum lot size
  - Allow product sales ancillary to services
  - No prohibited businesses
  - Exempt existing major home occupations from new standards



# Staff Recommendation

- Receive presentation on draft zoning recommendations
- Open the Public Hearing and receive comments
- Continue the Hearing to May 22, 2019



# Street Connections

Maximum Block Length - 850 linear feet or reduce to 450-500 feet?

Preferred Street Configuration (new roads shall):

- Extend/connect existing roadways for a coherent street network
- Intersect at right (90 degree) angles
- Be configured in straight-sided blocks, rather than curvilinear
- Avoid the use of permanent dead-end streets (including cul-de-sac streets), unless they are expected to be extended in the future
- Follow lot lines so as to serve lots on both sides of the roadway

Zoning Standard	Proposed HR-L Zoning	
<b>Permitted Housing Types</b>	Single-family homes Accessory dwellings Manufactured homes (Class A)	Duplexes ( <i>new housing type</i> ) Triplexes ( <i>new housing type</i> )
<b>Other Permitted Uses</b>	Daycares, Churches, Schools, Recreation, and Public Facilities <i>No change proposed</i>	
<b>Max Density</b>	3 units/acre for single-family only;	4 units/acre with duplexes / triplexes
<b>Min Lot Size</b>	14,500 sq ft	Smaller lots may be approved under a Cluster Subdivision
<b>Street Setbacks</b>	10 ft from street – minimum 28 ft from street – maximum	Lots fronting on Rogers Rd: 50 ft from street – minimum (no maximum)
<b>Max Home Size</b>	2,000 sq ft for single-family; <i>Not previously regulated</i>	1,200 sq ft per unit for duplex/triplex
<b>Home-Based Businesses</b>	Minor and Major home occupations allowed, with limitations to mitigate impacts on neighbors	

Height, Lot Width, Street Frontage, Floor Area Ratio – no changes from existing zoning



Zoning Standard	Proposed HR-M Zoning		
<b>Permitted Housing Types</b>	Single-family homes Accessory dwellings Manufactured homes (Class A)		Duplexes <i>(new housing type)</i> Triplexes <i>(new housing type)</i>
<b>Other Permitted Uses</b>	Daycares, Churches, Schools, Recreation, and Public Facilities <i>No change proposed</i>		
<b>Max Density</b>	4.5 units/acre for single-family only; 6 units/acre with duplexes / triplexes		
<b>Min Lot Size</b>	9,000 sq ft		Smaller lots may be approved under a Cluster Subdivision
<b>Street Setbacks</b>	10 ft from street – minimum		20 ft from street – maximum
<b>Max Home Size</b>	1,500 sq ft for single-family; <i>Not previously regulated</i>		
<b>Home-Based Businesses</b>	Minor and Major home occupations allowed, with limitations to mitigate impacts on neighbors		
<b>Max Floor Area Ratio</b>	.093 <i>(equal to R-2 zoning)</i>	<b>Max Height</b>	<i>No changes from existing zoning</i>
<b>Min Lot Width</b>	65 ft	<b>Min Street Frontage</b>	52 ft

Zoning Standard	Proposed HR-X Zoning		
<b>Permitted Housing Types</b>	Single-family homes Accessory dwellings Duplexes, Triplexes	Multifamily, 3-7 units per building Live-Work units, Upper-story units Senior Living	
<b>Other Permitted Uses</b>	Health Clinics Places of Assembly Office and Flex Office	Daycares, Churches, Schools, Recreation, and Public Facilities	
<b>Max Density</b>	8 units/acre	<b>Min Lot Size</b>	None
<b>Street Setbacks</b>	20 ft from street – minimum	40 ft from perimeter – minimum (30 ft undisturbed buffer)	
<b>Max Home Size</b>	1,500 sq ft for single-family; <i>Not previously regulated</i>	1,200 sq ft per unit for duplex/triplex	
<b>Home-Based Businesses</b>	Minor and Major home occupations allowed, with limitations to mitigate impacts on neighbors		
<b>Max Floor Area Ratio</b>	.264 <i>(equal to OI-1 zoning)</i>	<b>Max Height</b>	<i>No changes from existing zoning</i>
<b>Min Lot Width</b>	None	<b>Min Street Frontage</b>	40 ft