



Tonight's Presentation

Moving forward with text amendments for affordable housing development review.

Rescheduling the legislative hearing for housing regulations & housing choices for a complete community.



Land Use Management Ordinance Text Amendment

Affordable Housing Development Review

October 19, 2022

Text Amendment Process

**Staff
Review**



**Planning
Comm.
Review
10/4/2022**



**Council
Hearing
10/19/2022**



**Council
Action
11/16/2022**

Text Amendment Background

The Problem: The complexity of our development review process limits the production and supply of affordable housing in Chapel Hill by:

- Adding time, cost, and risk to projects
- Restricting ability to meet funding deadlines
- Preventing some developers from doing business in town

Text Amendment Background

Sept. 2021	Council petition on strategies to promote affordable housing production – including streamlined review
Nov. 2021	HAB review of petition & recommendation for a 6-month review process
Nov. 2021	Preliminary petition response and draft Work Plan shared with Council
March 2022	Follow-up response on opportunities and challenges around expedited review shared with Council
May 2022	Council Work Session to discuss potential solutions

Text Amendment Background

Stakeholder Engagement



Text Amendment

The Proposal: An updated development review framework that reduces the cost, uncertainty, and time associated with the Town's existing development review processes.

**Residential
Community Priority
Conditional Zoning District
(R-CP-CZD)**

**Community Priority Process
for
Affordable Housing
(CPP-AH)**



Text Amendment

Residential – Community Priority – Conditional Zoning District

- 1. Eligibility Criteria**
- 2. Allowed Uses**
- 3. Design and Development Standards**

Community Priority Process for Affordable Housing

1. Pre-Entitlement Process
2. Post-Entitlement Process

ELIGIBILITY CRITERIA

RENTAL UNITS

30% of units
affordable at
60% of AMI
for
30 years

&

FOR-SALE UNITS

30% of units
affordable at
80% of AMI
for
99 years

ALLOWED USES

All dwelling unit types

+

Max 15% of
total floor
area

- Adult day care facility,
- Business – Convenience,
- Child day care facility,
- Essential services,
- Outdoor skateboard ramp,
- Public cultural facility,
- Public use facility,
- Recreation facility: non-profit.

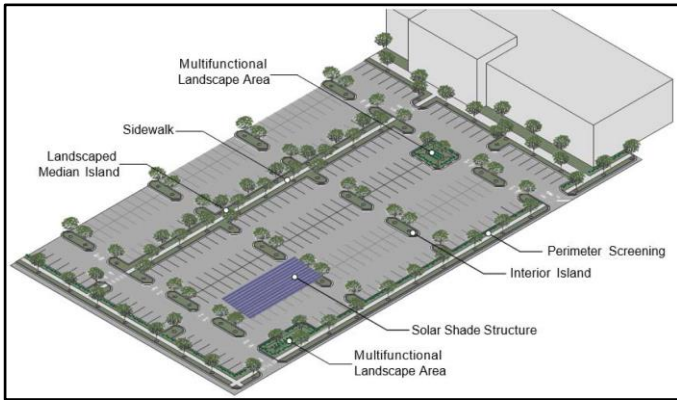
Residential – Community Priority – Conditional Zoning District (R-CP-CZD)

DESIGN & DEVELOPMENT STANDARDS

Dimensional Standards: R-SS-CZD & R-CP-CZD

Lot Size	N/A
Density	N/A
Frontage	N/A
Lot Width	N/A
Building Height, Setback	39 ft
Building Height, Core	60 ft
Street Setback	10 ft
Interior Setback	0 ft
Solar Setback	N/A
Impervious Surface Ratio	.5/.7
Floor Area Ratio	1.10

DESIGN & DEVELOPMENT STANDARDS



City of Winston-Salem

Parking:

20% reduction for residential uses

Parking Lot Landscaping Standards:

Applies to lots with 20 or more spaces

Parking Lot Interior Islands:

Not required

Foundation Buffer Strips:

- Average width = 3 ft
- Paved walkways allowed instead if not adjacent to windows of a dwelling unit.

DESIGN & DEVELOPMENT STANDARDS

Buffers:

- For multifamily uses with ≥ 5 units and any non-residential uses
- 10-foot Type “B” buffer required if adjacent to off-site residential uses
- Not applicable if adjacent properties are zoned TC-, MU-, or OI-
- Waivable by town manager if site constraints make the buffer impracticable.

Text Amendment

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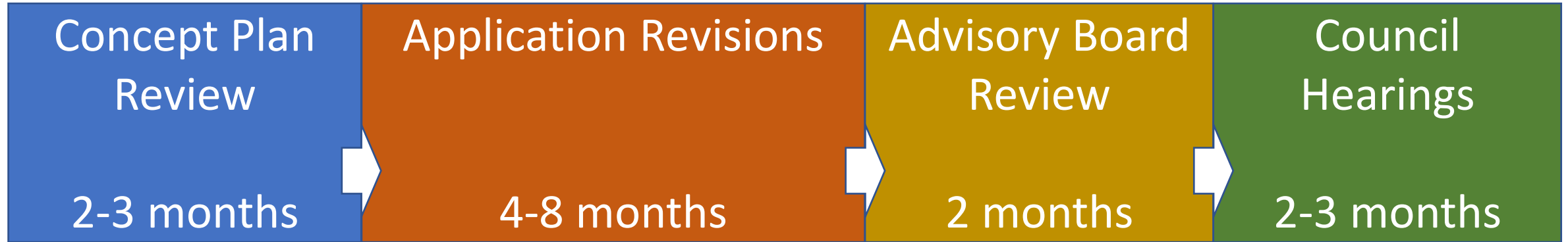
Community Priority Process for Affordable Housing

- 1. Pre-Entitlement Process**
2. Post-Entitlement Process

Community Priority Process for Affordable Housing (CPP-AH)

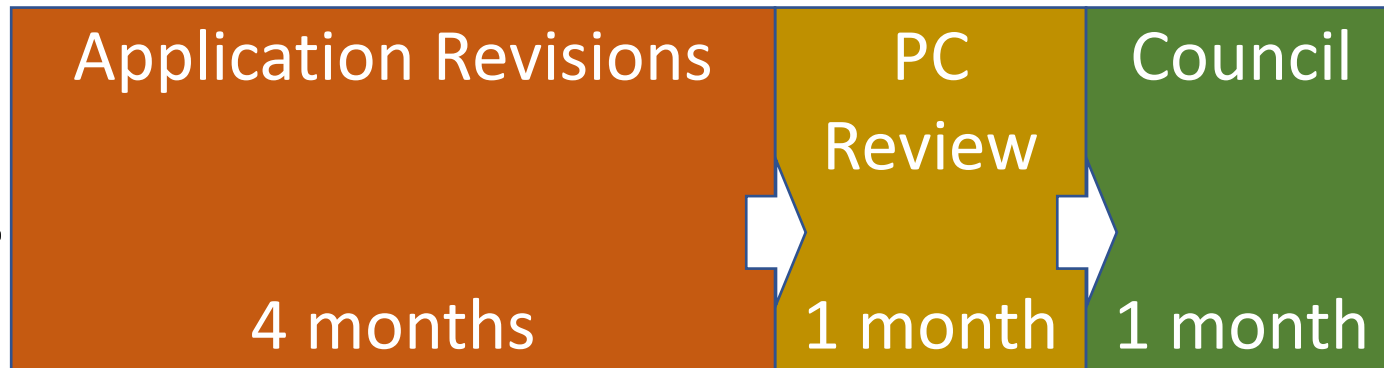
Typical time to entitlement: 14 months

Current:

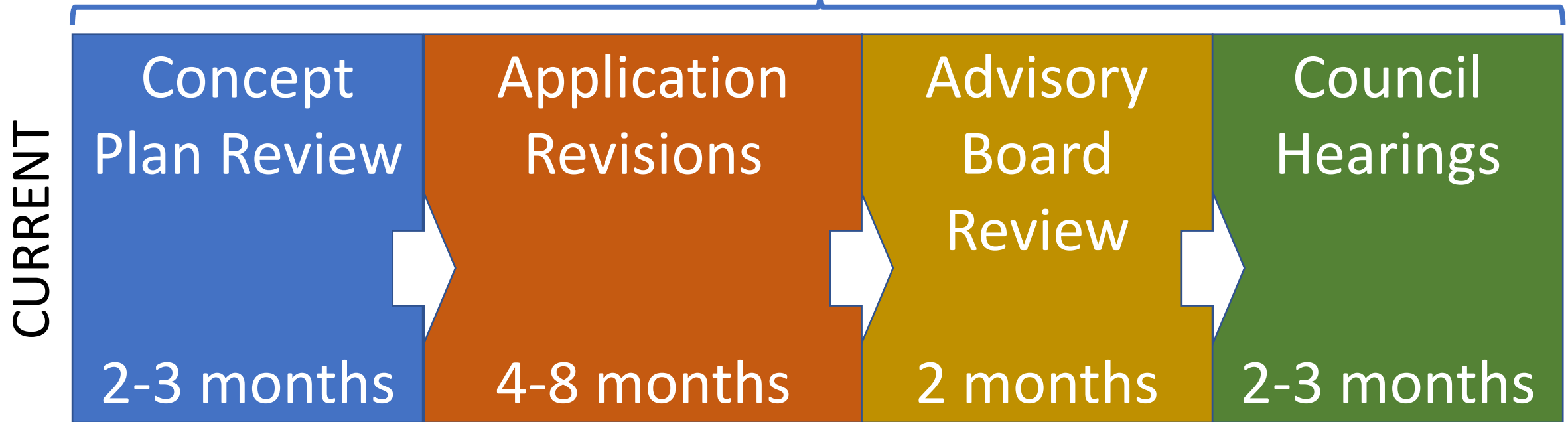


Estimated time to entitlement: 6 months

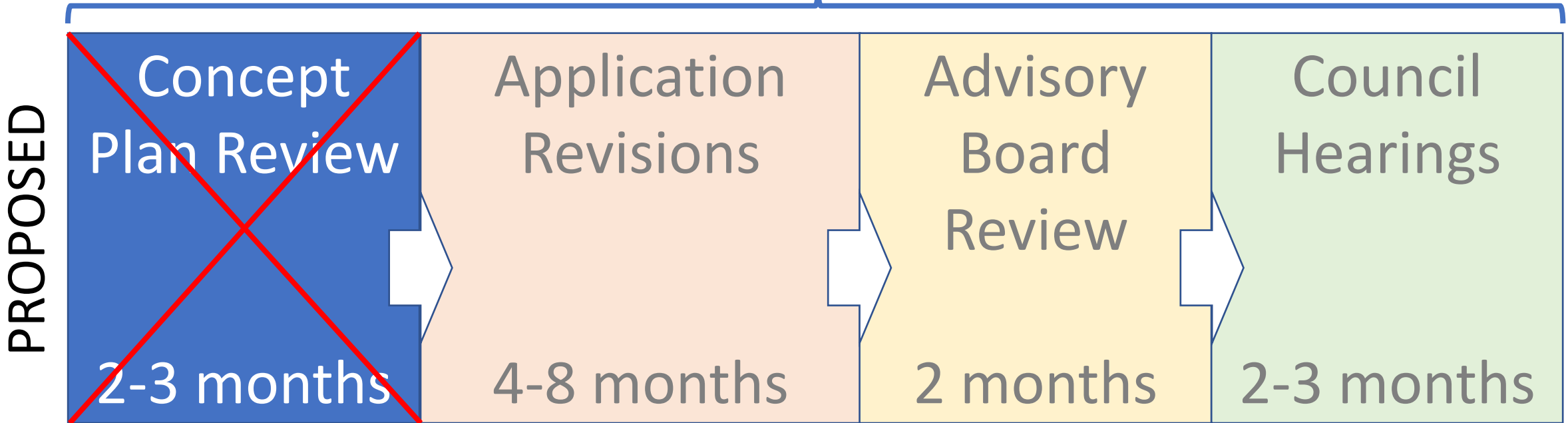
Proposed:



Minimum time to entitlement: 10 months (14 months typical)

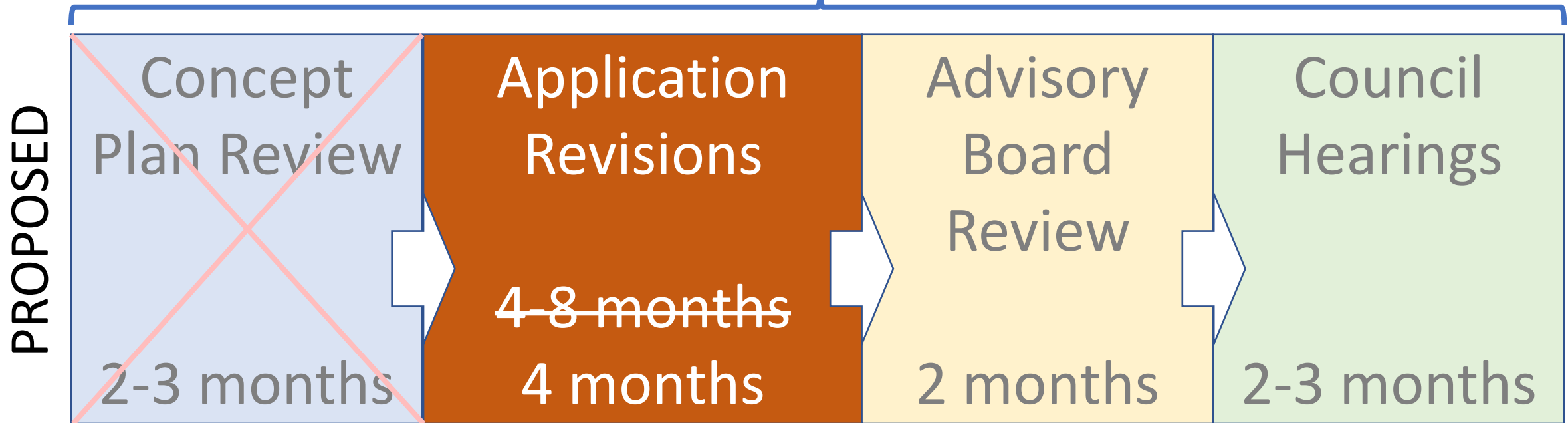


Estimated time to entitlement: 8 months



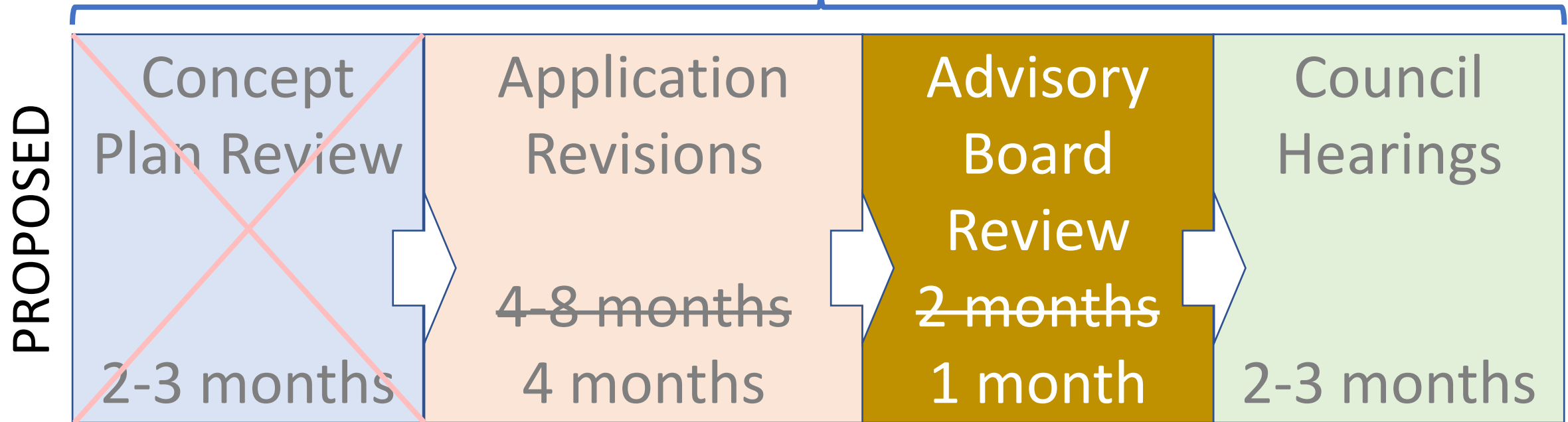
Applications exempt from Concept Plan Review

Estimated time to entitlement: 8 months



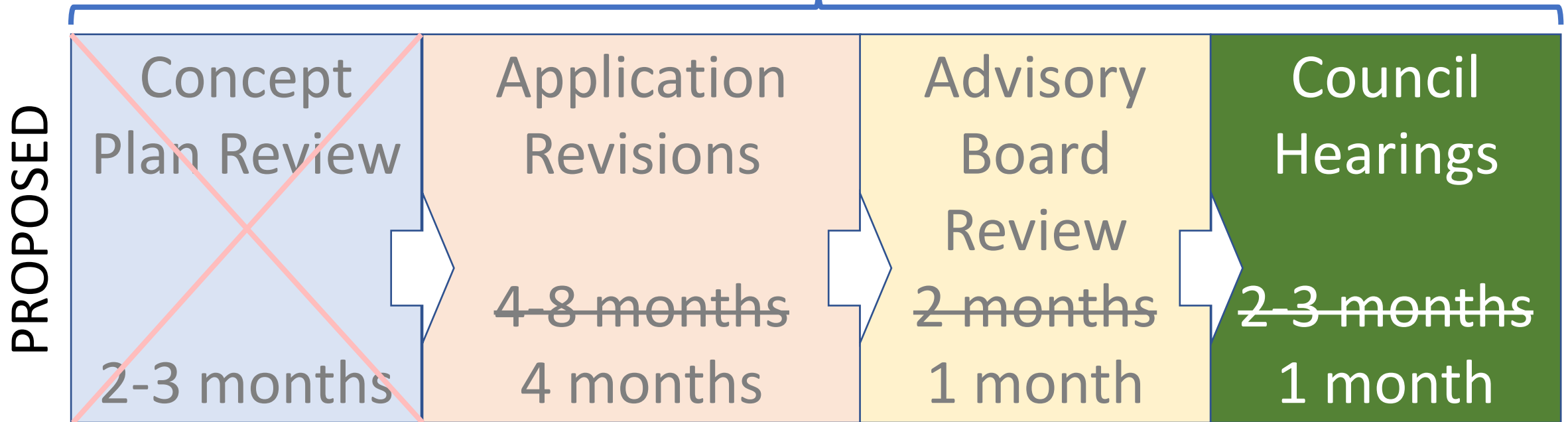
- Simplified application materials
- Staff review focused on **feasibility of compliance**

Estimated time to entitlement: 7 months



**Applications exempt from all advisory board review
(except Planning Commission)**

Estimated time to entitlement: 6 months

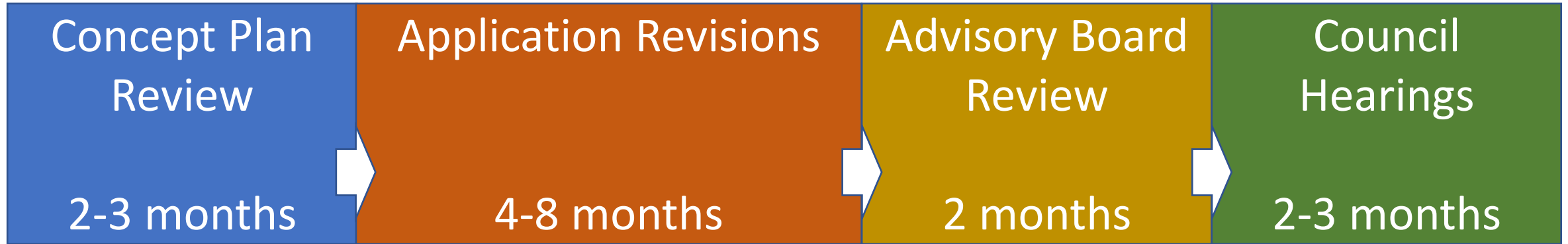


Council may hold a public hearing and act on a CZD application on the same day.

Community Priority Process for Affordable Housing (CPP-AH)

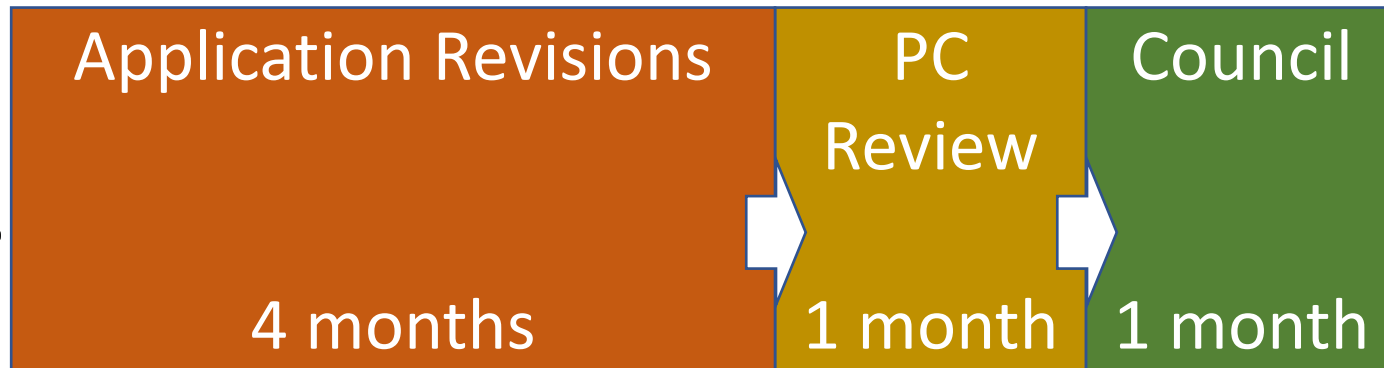
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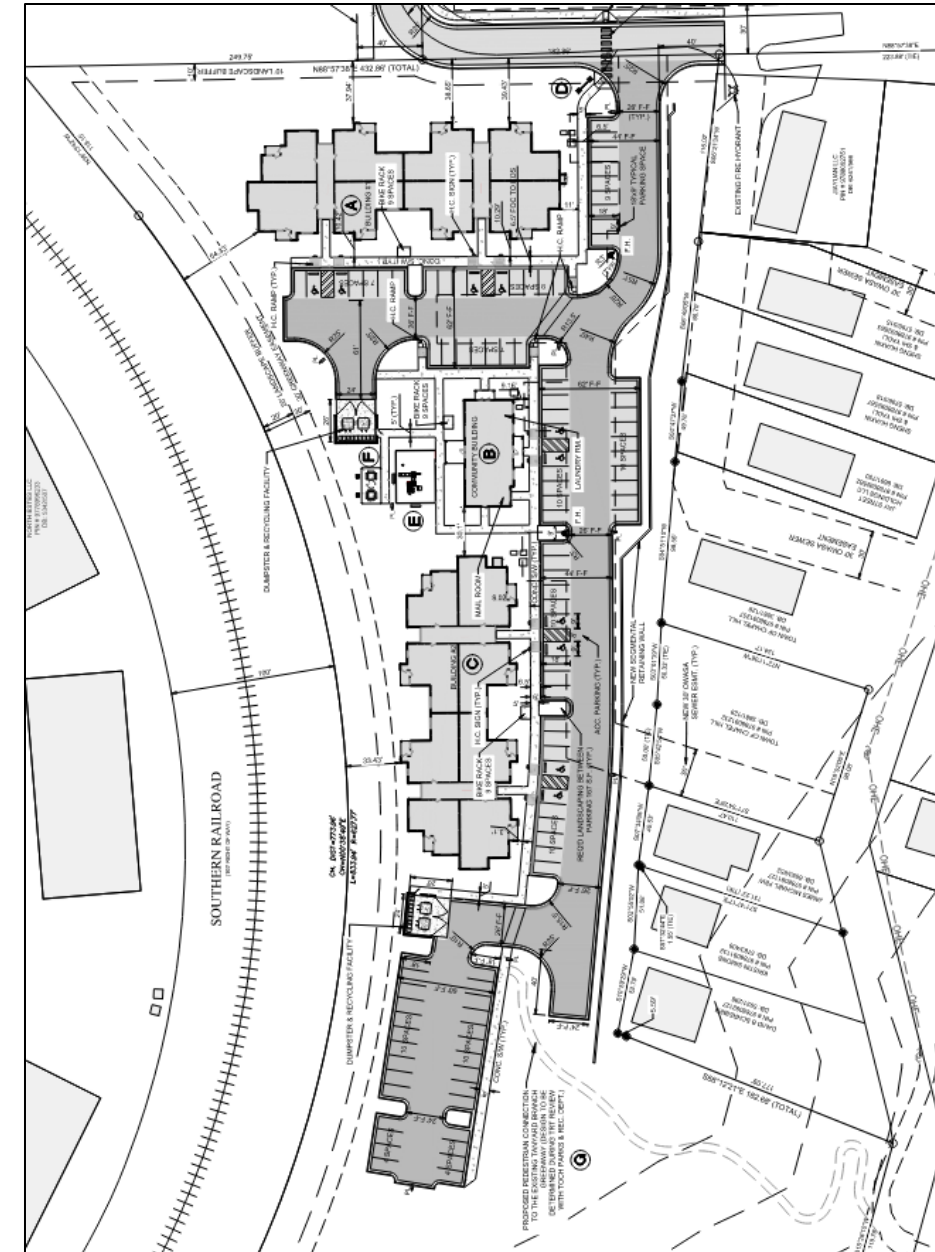
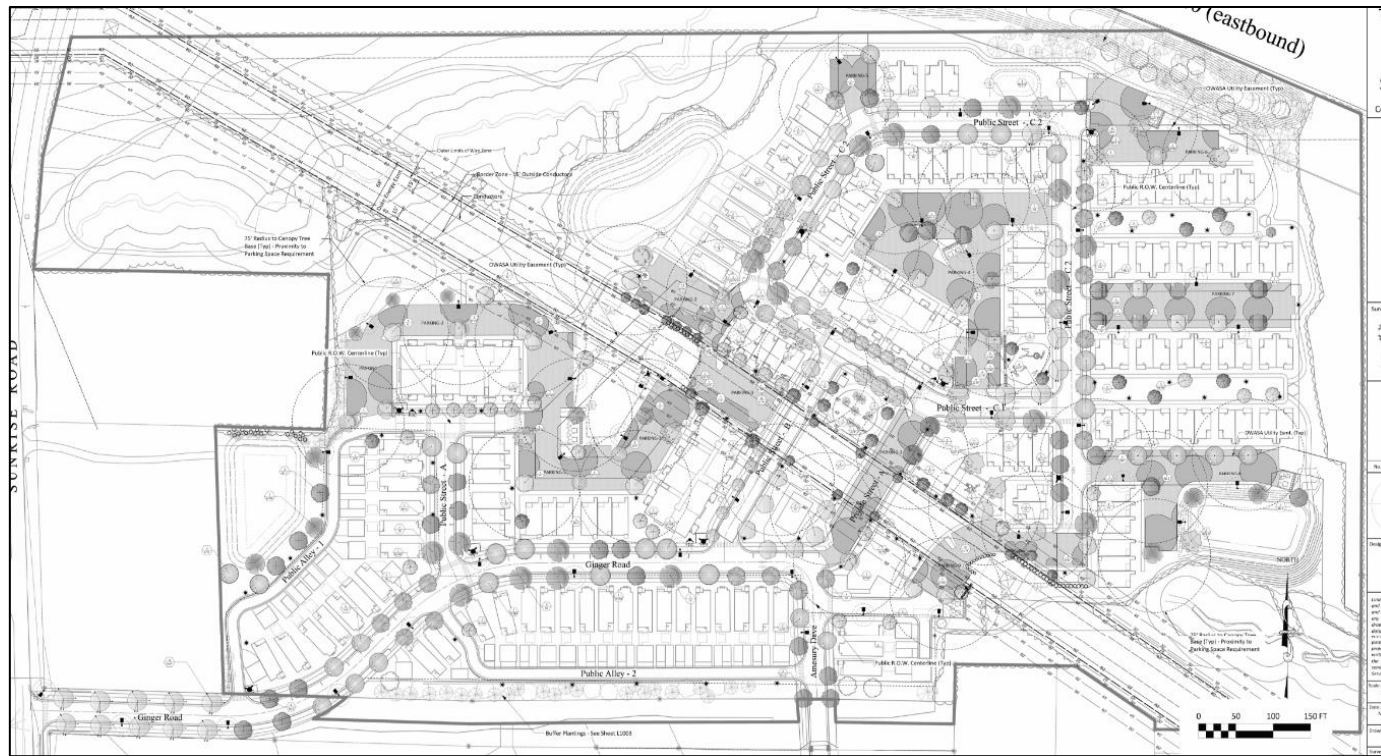
Estimated time to entitlement: 6 months

Proposed:



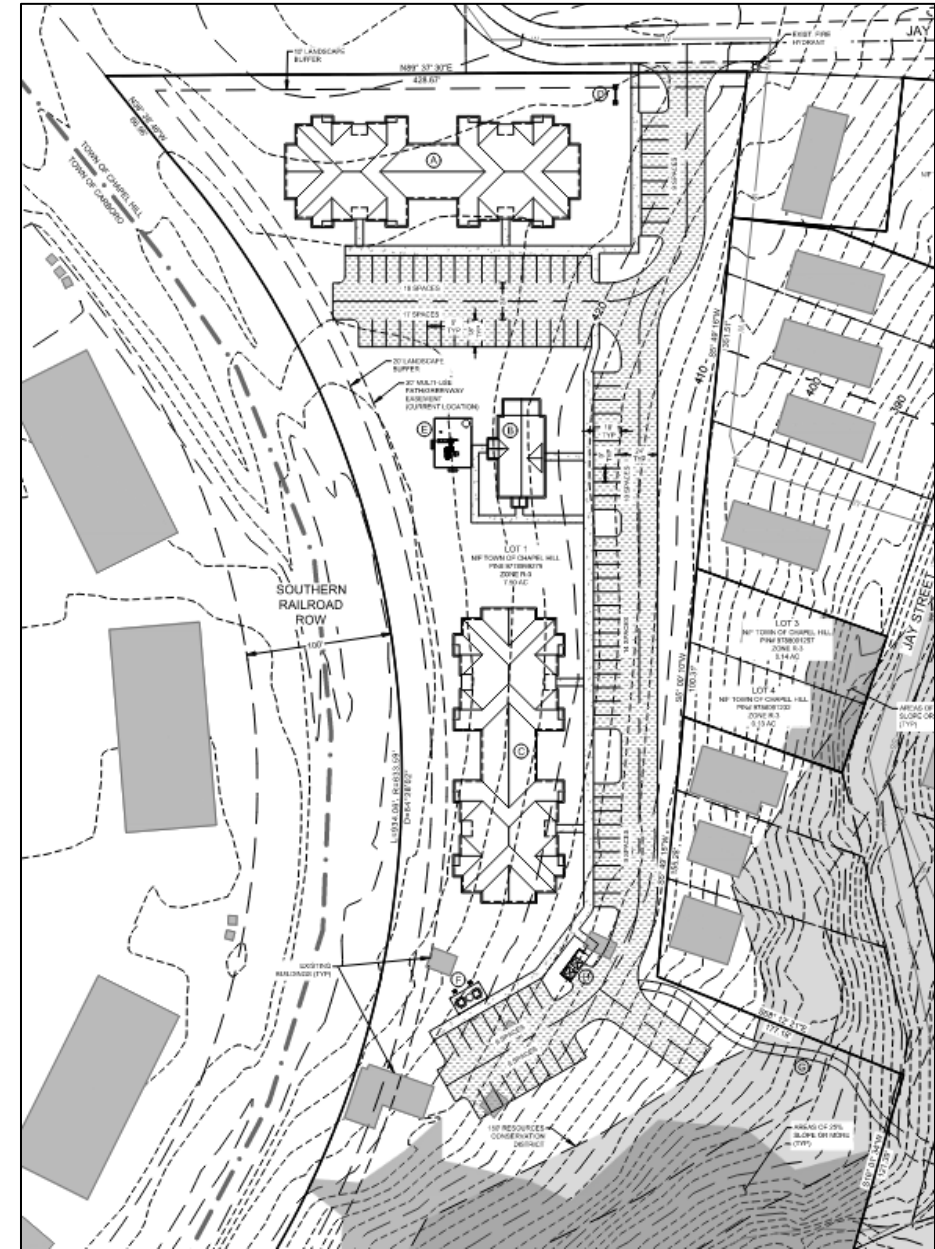
Community Priority Process for Affordable Housing (CPP-AH)

Current Entitlement Process Output



Community Priority Process for Affordable Housing (CPP-AH)

Proposed Entitlement Process Output



Text Amendment

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Post-Entitlement Process Changes

Exemption from CDC Final
Plans Review

Staff Authority to
Approve Minor
Modifications

Community Priority Process for Affordable Housing (CPP-AH)

Staff Approval of Minor Modifications

1. Increase in the number of buildings that results in no more than a 5% increase in total floor area and no more than a 5% increase in impervious surface.
2. Relocation of buildings by no more than 100 ft., with limited authority for changes occurring within 50 ft. of property lines.



Community Priority Process for Affordable Housing (CPP-AH)

Staff Approval of Minor Modifications

5. Reconfiguration of internal streets, sidewalks, trails, or parking areas (provided no RCD impacts)
6. A change in parking spaces of 10% or less.
7. Addition of bike/ped access points to a preexisting public right of way.
8. Minor changes to the location of bike/ped or vehicular access to public rights of way.



DESIGN REVIEW TEAM & ADVISORY BOARDS

Working with the Design Review Team will exempt applications from advisory board review.

The Design Review Team will include:

- Staff liaisons to key advisory boards
- Subject-matter experts such as the Town Urban Designer

The Design Review Team will promote good design by:

- Collaborating with applicants early in the development review process
- Representing the Town's design interests and key advisory boards throughout the development review process



PLANNING COMMISSION FEEDBACK

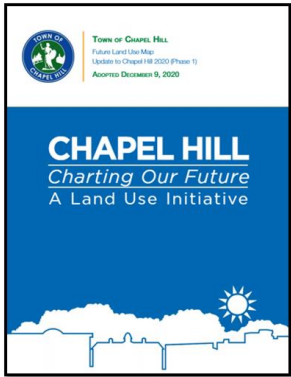
Planning Commission voted unanimously (6-0) to recommend approval and provided several comments for consideration:

1. Eligibility criteria for mixed rental/for-sale developments could be based on the proportion of unit types.
2. A higher proportion (> 15%) and range of non-residential uses could be allowed.
3. Parking minimums could be eliminated.
4. Authority for staff approval of minor modifications could be limited (particularly regarding relocation of buildings and changes in floor area).
5. Regular public reporting on the review process could be required.

SUMMARY

Residential – Community Priority –
Conditional Zoning District
(R-CP-CZD)

Community Priority Process for
Affordable Housing Development Review
(CPP-AH)



**COMPLETE
COMMUNITY
STRATEGY**

RECOMMENDATION

Open the legislative hearing, hear public input, and continue the hearing to the November 16 Town Council Meeting.

