

10-07-2020 Town Council Meeting

Responses to Council Questions

ITEM #15: Open the Public Hearing: Land Use Management Ordinance Text Amendment - Table 3.7-1: Use Matrix - Self-Storage Facility, Conditioned

Council Question:

How many PD-MU districts are there in Town?

Staff Response:

Our research over the past 15-20 years, indicates there are 4 Planned Development-Mixed Use districts in Town including Carraway Village, Bridgepoint (2010 Special Use Permit), Evolve (Charterwood), and Cosgrove Hill.

Council Question:

Why did some Planning Commission members feel conditioned self-storage was not appropriate for mixed-use land development?

Staff Response:

Planning Commission relayed that self-storage as a destination is not in the spirit of a normal mixed-use development in regards to mutually supporting residential, commercial, and office uses that are scaled, balanced, and located to reduce general traffic by having convenient pedestrian and public transportation systems.

Council Question:

Is this change designed primarily to accommodate the proposed self-storage at Carraway? Will this change expand the areas in town that might be used for conditioned self-storage? If the answer to both is yes, is there a way we can allow consideration of self-storage at Carraway without a more general expansion in that use's allowability?

Staff Response:

Yes, this text amendment was proposed by the developer of Carraway to accommodate self-storage on the existing site. There are other Planned Mixed-Use Developments in town. These existing PD-MU's will not by-right be granted the use of self-storage. Any currently established or future proposed PD-MU would need entitlement from the Council via a Special Use Permit for a self-storage facility. There could be further restrictions placed on self-storage requirements in a Planned Development to further limit the allowance for self-storage in Chapel Hill.