

## **ORDINANCE B**

(Enacting the Zoning Atlas Amendment)

### **AN ORDINANCE AMENDING THE TOWN OF CHAPEL HILL ZONING ATLAS TO APPLY THE HR-L AND HR-M SUBDISTRICTS OF THE HISTORIC ROGERS ROAD NEIGHBORHOOD DISTRICT TO PROPERTIES IN THE HISTORIC ROGERS ROAD AREA (2019-##-##/O-#)**

WHEREAS, residents of the Historic Rogers Road Area in Northwest Chapel Hill and Northern Carrboro partnered with the Marian Cheek Jackson Center to author a report entitled *Rogers Road: Mapping Our Community's Future*, completed in May 2016; and

WHEREAS, the Town Council subsequently requested that Town staff develop new zoning standards for the Rogers Road area, based on the recommendations of the report along with additional community input; and

WHEREAS, on XXX, 2019, the Council of the Town of Chapel Hill amended the Land Use Management Ordinance to respond to the interests outlined in *Rogers Road: Mapping Our Community's Future* by establishing the Historic Rogers Road Neighborhood District and four associated Subdistricts; and

WHEREAS, the Council has considered a Town-initiated proposal to amend the Town of Chapel Hill Zoning Atlas to apply the HR-L and HR-M Subdistricts to certain properties in the Historic Rogers Road Area; and

WHEREAS, upon consideration the Council finds that the ordinance is reasonable and in the public's interest and is warranted to achieve the purposes of the Comprehensive Plan, as explained by, but not limited to, the following goals of the Comprehensive Plan:

- A range of housing options for current and future residents (Goal A Place for Everyone.3)
- A welcoming and friendly community that provides all people with access to opportunities (Goal A Place for Everyone.4)
- Foster success of local businesses (Goal Community Prosperity and Engagement.2)
- Promote a safe, vibrant, and connected (physical and person) community (Goal Community Prosperity and Engagement.3)
- A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (Goal Getting Around.2)
- A development decision-making process that provides clarity and consistency with the goals of the Chapel Hill 2020 comprehensive plan (Goal Good Places New Spaces.3)
- A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill's character for residents, visitors, and students (Goal Good Places New Spaces.5)
- Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment (Goal Good Places New Spaces.8)
- Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic (Goal Nurturing Our Community.8)

NOW, THEREFORE, BE IT ORDAINED by the Council of the Town of Chapel Hill that Chapel Hill Zoning Atlas is amended as follows:

**SECTION 1**

Properties in and near the Phoenix Place neighborhood, generally fronting on Purefoy Dr, Edgar St, Phoenix Dr, Lizzie Ln, and Grace Circle, are hereby rezoned from Residential-1 (R-1) to Historic Rogers Road-Medium Density (HR-M). These properties are described by the following Orange County Parcel Identifier Numbers:

9870642676	9870642589	9870646397	9870648763
9870548312	9870642741	9870646493	9870648769
9870548703	9870642758	9870646499	9870648864
9870552467	9870642854	9870646595	9870648960
9870552889	9870642860	9870646691	9870651014
9870555241	9870643245	9870646697	9870653015
9870558009	9870643697	9870646793	9870653065
9870640249	9870644463	9870646798	9870654025
9870640346	9870644659	9870646884	9870654085
9870640432	9870644748	9870646981	9870655045
9870640487	9870644846	9870648367	9870656005
9870640573	9870644931	9870648371	9870656066
9870640579	9870644935	9870648463	9870657016
9870640767	9870645506	9870648469	9870658062
9870641245	9870645838	9870648565	9870658160
9870642478	9870645899	9870648661	
9870642572	9870646390	9870648667	

**SECTION 2**

Properties fronting on Billabong Ln, currently zoned as Residential-1A (R-1A), are hereby rezoned to Historic Rogers Road-Low Density (HR-L). These properties are described by the following Orange County Parcel Identifier Numbers:

9870722164	9870724598	9870729150	9870628260
9870626281	9870726564	9870729596	
9870723610	9870727111	9870720158	
9870724173	9870728552	9870821545	

**SECTION 3**

Properties in portions of the Rusch Hollow neighborhood, generally fronting on Zieger Ln and Cattail Ln, are hereby rezoned from Residential-Special Standards-Conditional Use (R-SS-C) to Historic Rogers Road-Low Density (HR-L). These properties are described by the following Orange County Parcel Identifier Numbers:

9870535539	9870538822	9870539913	9870631707
9870535661	9870538892	9870539983	9870631913
9870536627	9870538931	9870630953	
9870537702	9870539862	9870631602	
9870537759	9870539867	9870631608	

**SECTION 4**

Other properties in the Historic Rogers Road Neighborhood, which were not listed in Sections 1 or 2 and are not part of recent development sites fronting on Homestead Road, are hereby rezoned from Residential-1 (R-1) to Historic Rogers Road-Low Density (HR-L). The boundary of the Historic Rogers Road Neighborhood is defined in the Historic Rogers Road Neighborhood Task Force Final Report dated September 17, 2013. These properties are described by the following Orange County Parcel Identifier Numbers:

9870357767	9870456115	9870547076	9870637518
9870437814	9870456572	9870548075	9870637810
9870441955	9870532934	9870549076	9870645064
9870445604	9870533844	9870550605	9870647011
9870447452	9870534725	9870555741	9870651529
9870447551	9870535511	9870624700	9870655148
9870450445	9870536335	9870626666	9870720716
9870450658	9870537339	9870631046	9870722603
9870451078	9870537649	9870631586	9870751483
9870451228	9870537672	9870631992	9870764392
9870451271	9870538432	9870633427	9870824606
9870451516	9870538635	9870633930	9870829897
9870451708	9870539462	9870635326	9870860307
9870452520	9870541052	9870635517	9870864366
9870452754	9870544003	9870635811	9870930062
9870453385	9870545053	9870636032	9870931237
9870455071	9870546074	9870637316	

**SECTION 5**

This ordinance shall be effective upon enactment.

This the X day of XX, 2019.