



OPEN THE PUBLIC HEARING FOR AMENDMENTS TO THE TOWN OF CHAPEL HILL ZONING ATLAS TO APPLY THE WC-5 AND WC-7 SUBDISTRICTS TO PROPERTIES IN THE BLUE HILL DISTRICT.

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
1708 E Franklin St, 1710 E Franklin St, 102 Ephesus Church Rd, 106 Ephesus Church Rd, 1703 Legion Rd, 1705 Legion Rd	May 23, 2018	Town of Chapel Hill

STAFF’S RECOMMENDATION

That the Council open the Public Hearing, receive public comment, and continue the Public Hearing to June 27, 2018.

ITEM OVERVIEW & BACKGROUND

At the [March 14th Council Public Hearing](#)¹, 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.

On April 18, 2018, Council received an email update regarding the status of the petition and potential options for consideration. At the [May 9th Council Public Hearing](#)², 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.

PROJECT OVERVIEW

The proposal is for a rezoning that would apply two new zoning subdistricts, the Walkable Commercial – 5 (WC-5) and Walkable Commercial – 7 (WC-7), to six (6) parcels within the Blue Hill Form District. The subject parcels are indicated on the Project Location map and further identified in the attached Technical Report.

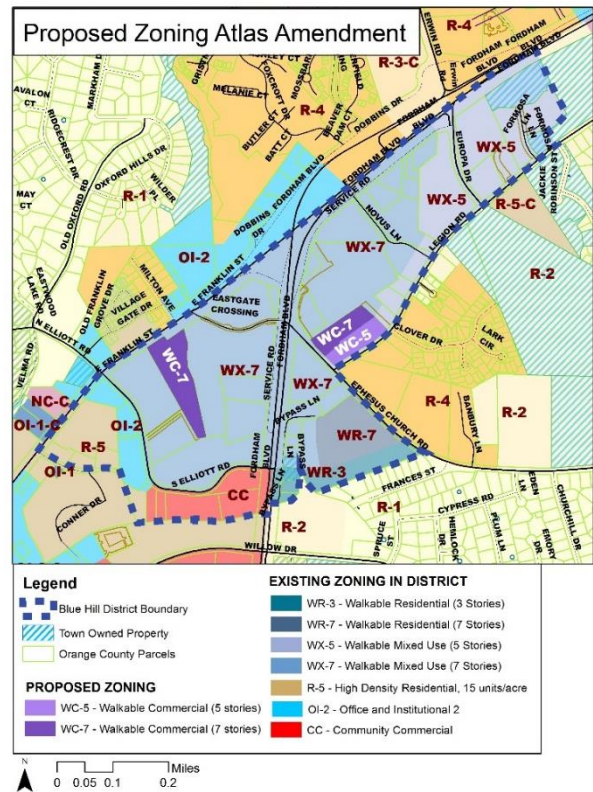
The rezoning proposal is running concurrent with a Land Use Management Ordinance text amendment that would establish the WC-5 and WC-7 subdistricts with the intent to accommodate a mix of compatible non-residential uses in close proximity to one another.

DECISION POINTS

The Council has the discretionary authority to approve or deny a rezoning request. The Land Use Management Ordinance establishes the intent of Zoning Atlas 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:

- to correct a manifest error in this chapter; or
- because of changed or changing conditions in a particular area or in the jurisdiction generally; or
- to achieve the purposes of the Comprehensive Plan.

PROJECT LOCATION



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

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

PROCESS

1. Receive and Refer Council Petition
2. Call Public Hearing
- 3. Open Public Hearing**
4. Seek Feedback from Advisory Boards
5. Close Public Hearing and Consider Action

ATTACHMENTS

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