

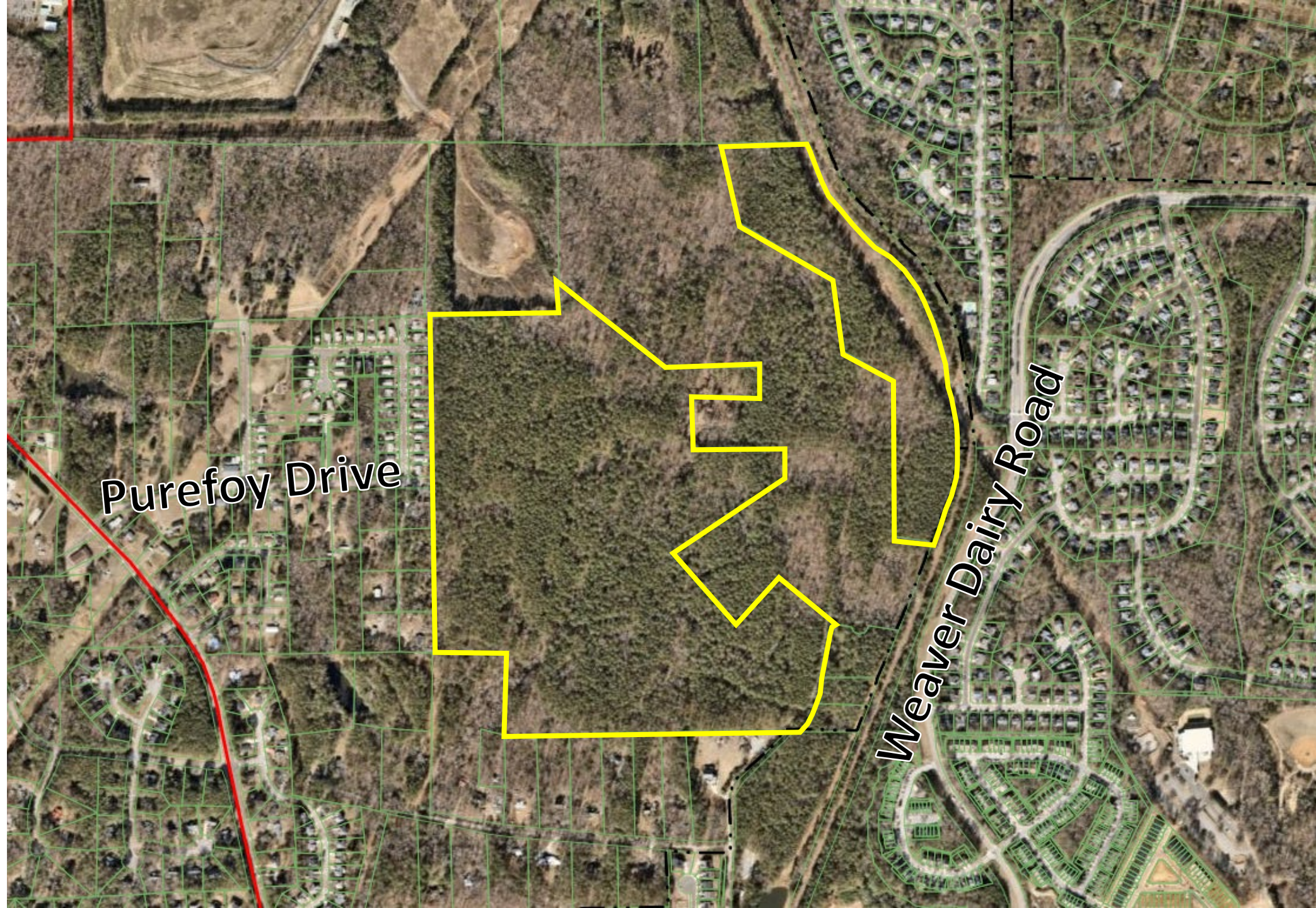
Conventional Rezoning: Greene Tract - 1900 Purefoy Drive (ZAA-25-1)



**Town Council Meeting
May 21, 2025**

Staff Recommendation

- Open the Public Hearing
- Review Rezoning Application
- Receive Comments
- Continue Hearing to June 18th



Historic Context

- 1984 – Greene Tract was purchased as a land fill site
- 2001-2016 – Multiple community led planning efforts
- 2019 – Chapel Hill adopts Historic Rogers Road Area Zoning
- 2021 – Resolution adopted establishing the future land use goals of the site
- 2024 – Community engagement effort to develop shared vision

Procedural Context

Conventional Rezoning:

- May be initiated by the Town Manager, Town Council, or a Property Owner
- Differ from a Conditional Rezoning Application
 - No site plan
 - No modifications or conditions

Project Summary

- Request to rezone from Rural Transition District (RT) to Housing and Employment Mixed-Use Subdistrict (HR-X).
- Approximately 107 acres of land know as the Greene Tract
- Any possible future development will require approval from all property owners

Comprehensive Plan Considerations

- Within a Future Land Use Map Focus Area
 - ✓ Sites that are most expected to develop
- North MLK Jr. Blvd
 - ✓ Diverse and accessible housing options
 - ✓ Greene Tract should provide appropriate buffers
 - ✓ Should reflect concurrent planning efforts

Procedures

- Planning Commission Recommendations
 - Approval of Resolution A and Ordinance A
- Town Council Public Hearing – May 21st
- Town Council Action Hearing – June 18th

Staff Recommendation

- Open the Public Hearing
- Review Rezoning Application
- Receive Comments
- Continue Hearing to June 18th