




Chapel Hill Town Council
May 15, 2024

AGENDA

-  **Administrative Approvals**
-  **Conditional Zoning Process**
-  **WASMPBA Update**

ADMINISTRATIVE APPROVALS

Staff Recommendation

In appropriate zoning districts,
allow administrative approval of up to:

20 units of residential development

**40,000 square feet of commercial
development**

What are administrative approvals?

- Development approvals reviewed and issued by staff
- Do not require review or approval by Town Council
- Based on compliance with LUMO standards

What are the existing limits to Administrative Approvals?

Implicit Limits

- Outdated zoning districts and dimensional standards

Explicit Limits

- "20/40 Rule"
 - ☐ 20,000 square feet of floor area
 - ☐ 40,000 square feet of land disturbance
- 10-unit limit on multifamily development

What are the community's interests in residential development?

- Increase supply & diversity of housing by promoting **missing middle housing**
- Retain the Town's ability to negotiate for **affordable housing**
- **Promote more equitable outcomes**

What are the community's interests in commercial development?

- Diversify the Town's **tax base**
- Provide more **opportunities to work, shop, and dine** in Chapel Hill
- **Promote more equitable outcomes**

Why allow 20 units of residential development?

A 20-unit threshold could **facilitate more missing middle housing production without affecting affordable housing commitments** from larger developments.

Why allow 20 units of residential development?

- The current threshold is actively discouraging missing middle housing
- Missing middle housing projects cannot bear the cost of providing affordable housing

**Why allow
40,000 SF of
commercial
development?**

A 40,000 SF threshold could
**facilitate (re)development of
neighborhood-scale
commercial spaces.**

Why allow 40,000 SF of commercial development?

- Many older neighborhood-scale commercial developments are between 20-40K SF
- Downtown sites can also accommodate this scale of development

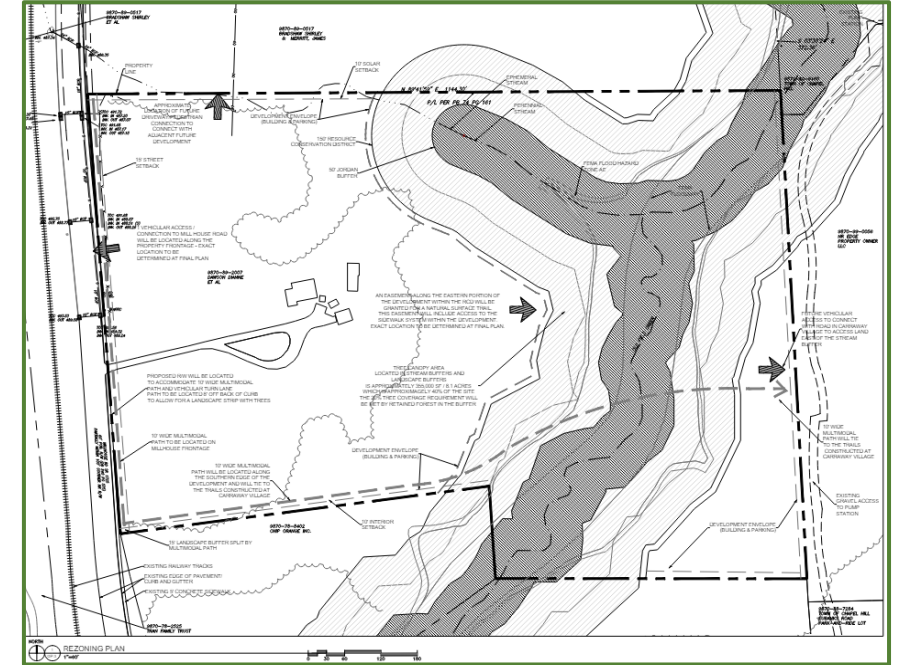
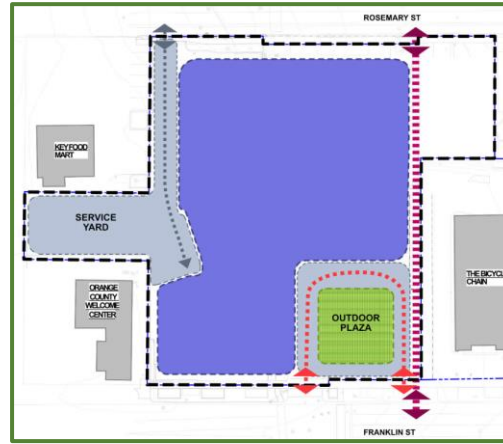
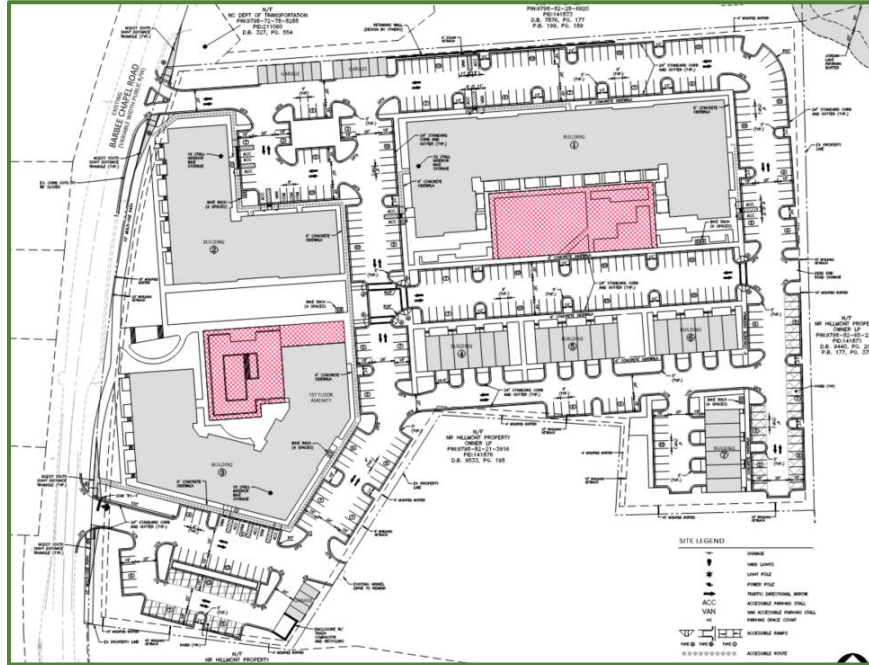
CONDITIONAL ZONING

Staff Recommendation

Adopt a more **streamlined and high-level** review process for conditional zoning

Conditional Zoning: **Community Interests**

- Keep Council out of the weeds
- Create a more accessible and equitable process
- Facilitate new development
- Mitigate costs of more stringent development standards



Most expensive
Least flexible
Most control over design



Least expensive
Most flexible
Least control over design



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Conditional Zoning: **Council's Role**

Council will retain the ability to:

- grant modification to regulations
- negotiate over community benefits

WHAT'S UP WITH WASMBPA?

Amending the interjurisdictional agreement
allows Chapel Hill to proceed with a robust
community-based planning process

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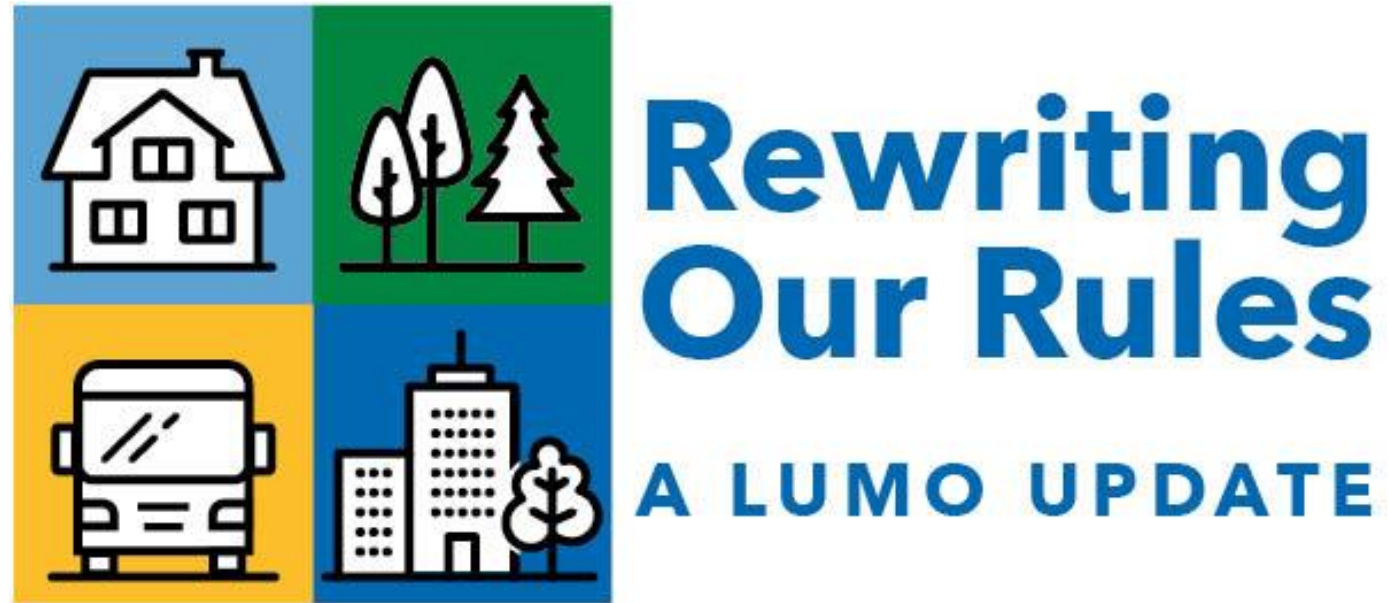
It is best for this to proceed separately from
the LUMO Update

Expected Planning Process

1. Visioning for possible future uses
2. Amending the Future Land Use Map
3. Amending the LUMO (if needed)
4. Amending the Zoning Map

In the Meantime...

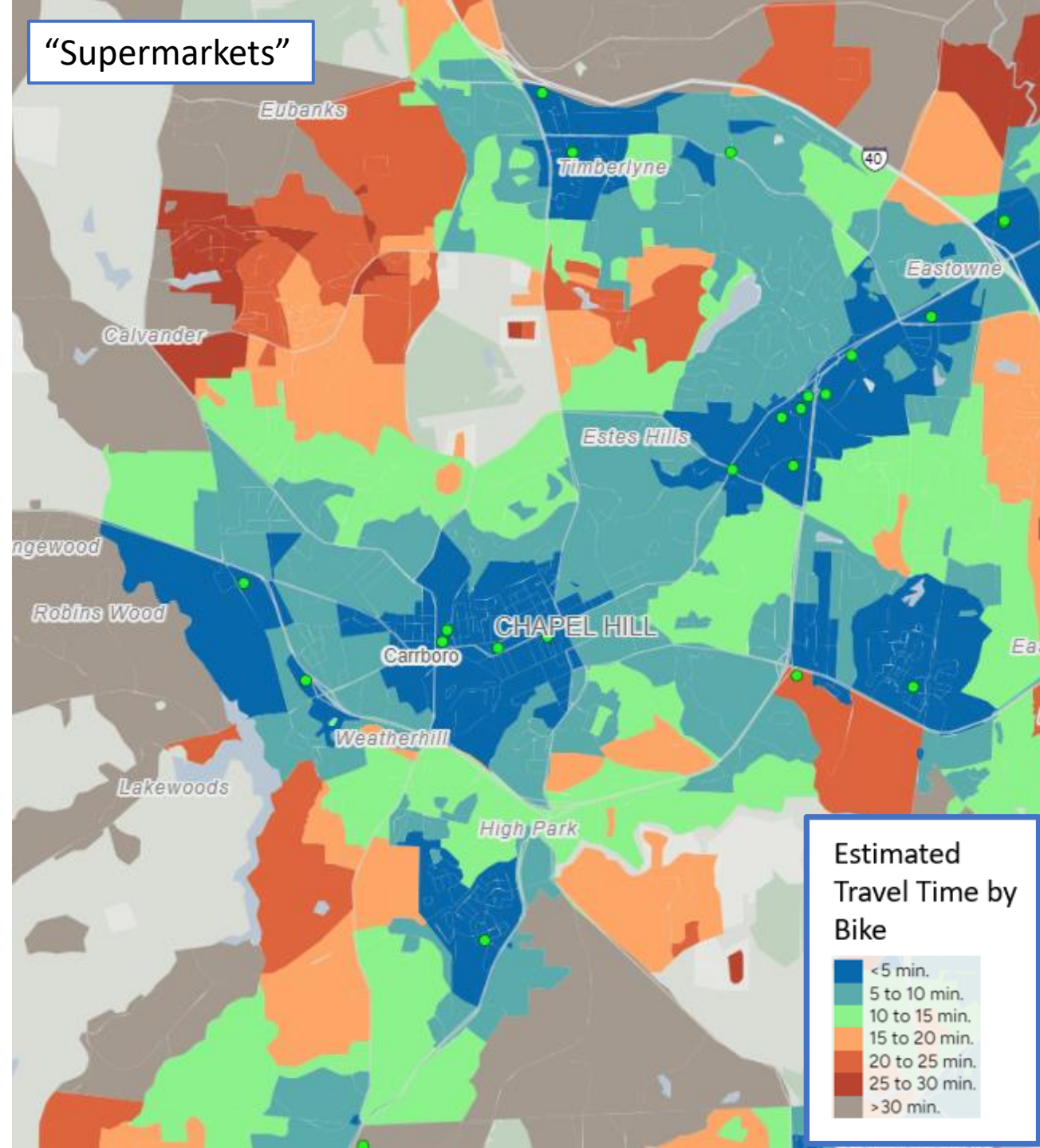
- Current zoning only allows extremely low-density development.
- Rezoning would be required for any large-scale development.



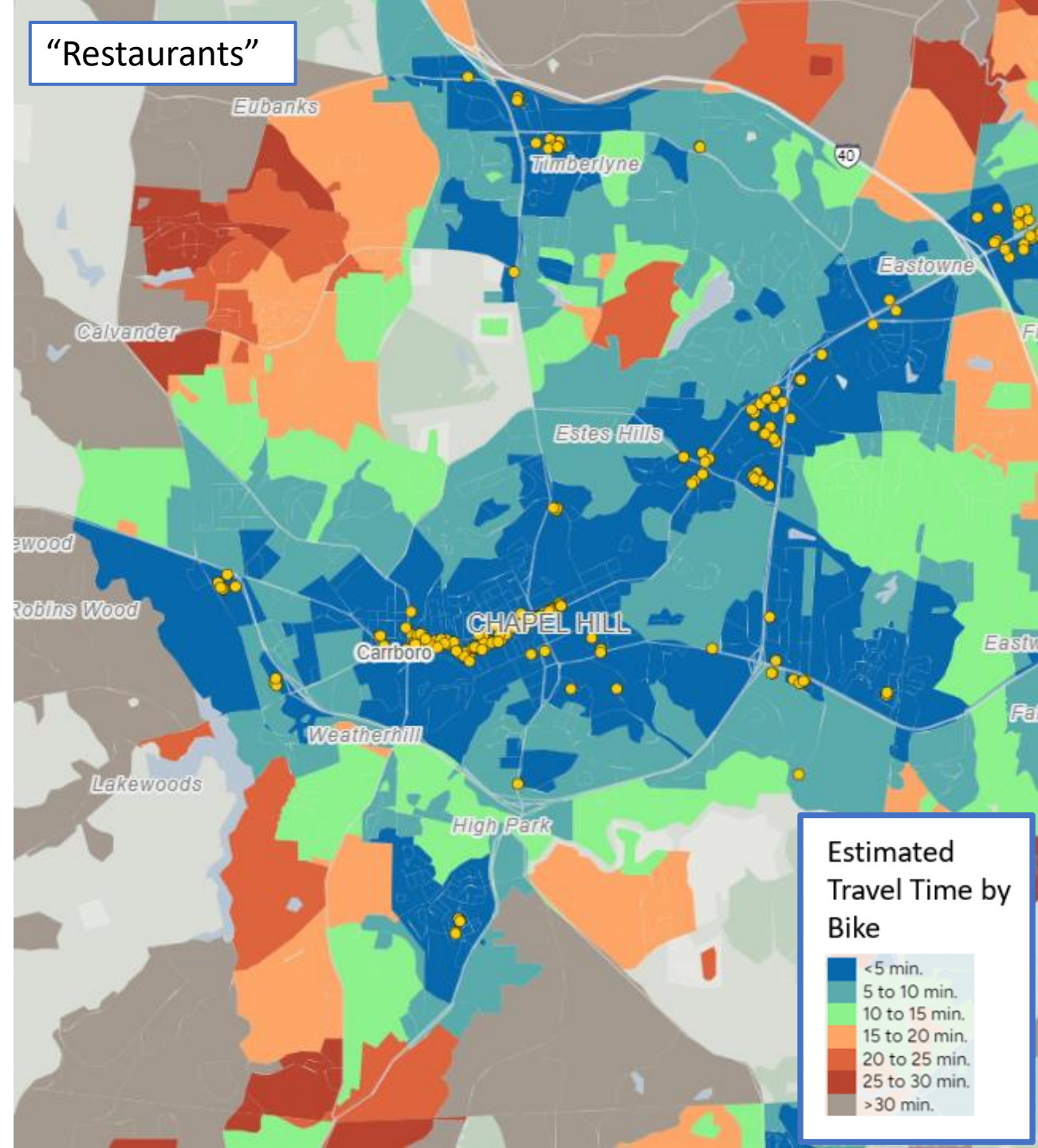
Q & A

Appendix

"Supermarkets"



"Restaurants"



"Cafes and Coffee Shops"

