



# CONSIDER A LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT - PROPOSED CHANGES TO SECTION 3.11 FOR TOWNHOMES IN THE BLUE HILL DISTRICT

## STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT

Colleen Willger, Director

Judy Johnson, Assistant Director

Corey Liles, Principal Planner

<p><b>AMENDMENT REQUEST</b></p> <p>Amend the Form-Based Code to include the following elements supporting small townhome projects:</p> <ol style="list-style-type: none"> <li>1. Exempt Attached Living uses from the requirement for a nonresidential use if the site is <math>\leq 2</math> acres and the median unit size is <math>\leq 1800</math> sq. ft.</li> <li>2. Reduce the requirement for nonresidential space for Attached Living uses where the site area is 2-2.5 acres and the median unit size is <math>\leq 1800</math> sq. ft.</li> <li>3. Adjust residential lot requirements to accommodate small townhome lots.</li> </ol>	<p><b>MEETING DATE</b></p> <p>February 24, 2021</p>
<p><b>TOWN MANAGER'S RECOMMENDATION</b></p> <p>I have reviewed and discussed key issues with Town staff. Based on the information in the record to date, I believe the Council could make the findings required to approve the proposal, and therefore should adopt the Resolution of Consistency and enact the Ordinance approving the Land Use Management Ordinance Text Amendment.</p>	
<p><b>UPDATES SINCE THE NOVEMBER 18, 2020 PUBLIC HEARING</b></p> <p>No comments have been received and no changes have been made since the <a href="#">public hearing</a><sup>1</sup>.</p>	
<p><b>ADDITIONAL INFO</b></p> <ul style="list-style-type: none"> <li>• This proposal stems from the response to a petition received by Council on <a href="#">March 14<sup>th</sup>, 2018</a><sup>2</sup>.</li> <li>• The recommendations are based on economic analysis done by Noell Consulting and urban design evaluation done by Civitech, Inc.</li> </ul>	<p><b>PROCESS</b></p> <ol style="list-style-type: none"> <li>1 Receive and Refer Council Petition</li> <li>2 Recreation Space Amendment</li> <li>3 Research Additional Potential Standards</li> <li>4 Advisory Board Review</li> <li>5 Massing &amp; Permeability Amendment (Public Hearing and Council Action)</li> <li>6 Further Study on Townhomes</li> <li>7 Continued Public Hearing</li> <li>8 <b>Consider Action on Text Amendment</b></li> </ol>
<p><b>DECISION POINTS</b></p> <ul style="list-style-type: none"> <li>• The proposed text amendment would update LUMO Sections 3.11.2.7 Measurements and Exceptions and 3.11.3.5.A Residential Uses</li> <li>• To enact a Land Use Management Ordinance Text Amendment, Council must consider whether one or more of the following three factors applies: <ol style="list-style-type: none"> <li>1. To correct a manifest error in the chapter;</li> <li>2. Because of changed or changing conditions in a particular area or in the jurisdiction generally; or</li> <li>3. To achieve the purposes of the Comprehensive Plan.</li> </ol> </li> </ul>	
<p><b>ATTACHMENTS</b></p>	<ol style="list-style-type: none"> <li>1. Draft Staff Presentation</li> <li>2. Technical Report</li> <li>3. Resolution of Consistency with the Comprehensive Plan</li> <li>4. Ordinance A (Enacting the Text Amendment)</li> <li>5. Resolution B (Denying the Text Amendment)</li> </ol>

<sup>1</sup> <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4696359&GUID=0706DB6A-3DFD-4948-B756-83EC7DCCAB25>

<sup>2</sup> <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3378092&GUID=CF613ECB-AE0E-4A16-8801-9292A08A4231>