

ORDINANCE A

(Rezoning from Residential – 4 to Neighborhood Commercial, Office/Institutional – 2, and Office/Institutional – 2 with Planned Development – Housing)

A RESOLUTION OF THE CHAPEL HILL ZONING ATLAS AMENDMENT FOR 1200 AND 1204 MARTIN LUTHER KING JR. BLVD. FOR CONSISTENCY WITH THE COMPREHENSIVE PLAN (ORANGE COUNTY PARCEL IDENTIFIERS #9789-29-7279 AND 9789-39-2409)

WHEREAS, the Council of the Town of Chapel Hill has considered the application from Jeremy Anderson of Coulter Jewell Thames to amend the Zoning Atlas to rezone property described in the accompanying rezoning application for the 1200 MLK project at 1200 and 1204 Martin Luther King Jr. Blvd. from Residential – 4 (R-4) to Neighborhood Commercial (NC), Office/Institutional – 2 (OI-2), and Office/Institutional – 2 (OI-2) with Planned Development – Housing (PD-H);

WHEREAS, on September 15, 2020, the Planning Commission considered the zoning atlas amendment and forwarded a recommendation to the Public Hearing before the Council; and

WHEREAS, on _____, 2020, the Council opened the Public Hearing, received evidence, and moved to continue the Public Hearing to _____, 2020; and

WHEREAS, upon consideration the Council finds that the ordinance is warranted because of changed or changing conditions in the area or in the jurisdiction generally; and

WHEREAS, the Council further finds that the amendment is reasonable and in the public's interest and is warranted to achieve the purposes of the Comprehensive Plan, including but not limited to:

- The intent of the NC district notes low-intensity commercial uses, which is consistent with the Commercial designation of a portion of the site on the 2020 Land Use Plan. The intent of the PD-H special regulation, applied to the OI-2 zoning area, supports housing appropriate to the site which is consistent with the Medium Residential designation of the remainder of the site on the 2020 Land Use Plan. (Good Places, New Spaces, Goal #4)
- The site is located within the S MLK Jr Blvd / Area 3 Future Focus Discussion Area. Chapel Hill 2020 identifies S MLK Jr Blvd as an opportunity to proactively plan for character and to coordinate development with investment in higher capacity bus service. (Community Prosperity and Engagement, Goal #2)
- The Mobility and Connectivity Plan shows a future trail forming part of the 'Timberlyne Corridor' running along the eastern edge of the site. This bike/ped-focused corridor would provide a parallel route to Martin Luther King Jr Blvd, allowing more safe and comfortable travel between the Timberlyne area and central Chapel Hill. Bicycle and pedestrian facilities are also shown along Martin Luther King Jr Blvd in the Mobility Plan, to support access to local destinations and Bus Rapid Transit stations. A more robust multimodal network would support growth and redevelopment in the corridor. (Getting Around, Goal #3)

- The associated SUP application proposes a condition to retain 72 affordable housing units in the existing mobile home park. This condition along with the planned nature of the PD-H overlay would support Comprehensive Plan goals for a range of housing options and a range of neighborhood types. (A Place For Everyone, Goal #1)

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

SECTION I

LEGAL DESCRIPTION OF 9789-29-7279 AND 9789-39-2409

[Insert legal description here]

SECTION II

One half of the abutting Right-Of-Way on Martin Luther King Jr. Blvd. shall be included in the rezoning.

SECTION III

That all ordinances and portions of ordinances in conflict are hereby repealed.

This the _____ day of _____, 2020.