

Town of Chapel Hill Planning Department Report Technical Memorandum

FINDINGS OF FACT

In order to establish and maintain sound, stable, and desirable development within the planning jurisdiction of the Town, it is intended that the Land Use Management Ordinance (as stated in Section 4.4) shall not be amended except:

- a) The conformity of the application with the applicable provisions of this appendix and town Code.
- b) The conformity of the application with the comprehensive plan.
- c) The compatibility of the proposed application with adjoining uses.
- d) The impacts of the proposed application on the surrounding properties and town as a whole.
- e) The relationship of the application to existing and proposed built systems including utility infrastructure, transportation facilities, police and fire coverage, and other public services and facilities.
- f) The relationship of the application to natural systems such as hydrology, topography, and other environmental constraints.

Staff provides below an evaluation of this application based on the six findings. Further information may be presented for the Council’s consideration as part of the public hearing process. All information submitted at the public hearing will be included in the record of the hearing.

Finding a: The conformity of the application with the applicable provisions of this appendix and town Code.

Arguments in Support	With the proposed modifications, the plan meets the applicable provisions of the appendix and Town Code.
Arguments in Opposition	To date, no arguments in opposition have been submitted or identified by staff.

Staff Response: We believe, based on the information entered into the record to date, that the proposed modifications to regulations provide the necessary public purpose.

Finding b: The conformity of the application with the comprehensive plan.

Arguments in Support	<p>The applicant’s Statement of Consistency states that the proposed rezoning would contribute to the following elements of the Comprehensive Plan:</p> <ul style="list-style-type: none"> • A welcoming and friendly community that provides all people with access to opportunities (<i>Goal A Place for Everyone.4</i>) • Balance and sustain finances by increasing revenues and decreasing expenses (<i>Goal Community Prosperity & Engagement.1</i>) • Foster success of local businesses (<i>Goal Community Prosperity & Engagement.2</i>) • Promote a safe, vibrant, and connected (physical and person) community (<i>Goal Community Prosperity & Engagement.3</i>) • A well-conceived and planned, carefully thought out, integrated, and balanced transportation system that recognizes the importance of automobiles, but encourages and facilitates the growth and use of other means of transportation such as bicycle, pedestrian, and public transportation options (<i>Goal Getting Around.1</i>)
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	<ul style="list-style-type: none"> • A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (<i>Goal Getting Around.2</i>) • A community that has a parking system based on strategies that support the overall goals of a holistic transportation system (<i>Goal Getting Around.8</i>) • Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment (<i>Goal Good Places New Spaces.8</i>) • Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic (<i>Goal Nurturing Our Communities.8</i>)
Arguments in Opposition	To date, no arguments in opposition have been submitted or identified by staff.

Staff Response: We believe, based on the information entered into the record to date, that the Council could make the finding that the proposed zoning amendment is necessary to achieve the purposes of the Comprehensive Plan.

Finding c: The compatibility of the proposed application with adjoining uses.

Arguments in Support	Staff notes that the development character of the US 15-501 corridor has evolved over time, and that the existing single-family home is likely inconsistent with the character of the corridor and the level of infrastructure serving the site.
Arguments in Opposition	To date, no arguments in opposition have been submitted or identified by staff.

Staff Response: We believe, based on the information entered into the record to date, that the Council could make the finding that the proposed zoning amendment is compatible with adjoining land uses.

Finding d: The impacts of the proposed application on the surrounding properties and town as a whole.

Arguments in Support	To date, no arguments in support have been submitted or identified by staff.
Arguments in Opposition	To date, no arguments in opposition have been submitted or identified by staff.

Staff Response: We believe, based on the information entered into the record to date, the application will have negligible impacts on surrounding properties and the town as a whole

Finding e: The relationship of the application to existing and proposed built systems including utility infrastructure, transportation facilities, police and fire coverage, and other public services and facilities.

Arguments in Support	Staff notes that the proposed redevelopment infill project supports the existing built system.
Arguments in Opposition	To date, no arguments in opposition have been submitted or identified by staff.

Staff Response: We believe, based on the information entered into the record to date, that the redevelopment infill project enhances the existing built systems

Finding f: The relationship of the application to natural systems such as hydrology, topography, and other environmental constraints.

Arguments in Support	To date, no arguments in support have been submitted or identified by staff.
Arguments in Opposition	To date, no arguments in opposition have been submitted or identified by staff.

Staff Response: No arguments have been entered.