



CONSIDER LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT – PROPOSED CHANGES TO TABLE 3.7-1: USE MATRIX – SELF-STORAGE FACILITY, CONDITIONED

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Judy Johnson, Interim Director
Jake Lowman, Senior Planner

<p>AMENDMENT REQUEST Amend Table 3.7-1 Table of Uses of the Land Use Management Ordinance to allow Self-Storage Facility, Conditioned in the Planned Development-Mixed Use District (PD-MU)</p>	<p>DATE November 4, 2020</p>	<p>APPLICANT NR Edge Property Owner, LLC</p>
<p>TOWN MANAGER’S RECOMMENDATION I have reviewed and discussed key issues with Town staff. Based on the information in the record to date, I believe that the Council could make the findings required to approve the proposal, and therefore should adopt the Resolution of Consistency and enact Ordinance A.</p>		
<p>UPDATES SINCE THE OCTOBER 7, 2020 PUBLIC HEARING No changes have been made to Ordinance A. Staff has received the attached additional comment since the Public Hearing.</p>		
<p>PROCESS The item before the Council is for approval of a Land Use Management Ordinance Text Amendment. The Council must consider whether one or more of the three findings for enactment of the Land Use Management Ordinance Text Amendment applies:</p> <ol style="list-style-type: none"> 1. To correct a manifest error in the chapter; or 2. Because of changed or changing conditions in a particular area or in the jurisdiction generally; or 3. To achieve the purposes of the Comprehensive Plan. 	<p>OVERVIEW <u>Conditioned Self-Storage Land Use</u> The applicant proposes the following changes to the Ordinance:</p> <ul style="list-style-type: none"> • An “S” must be added to the Use Matrix in Table 3.7-1 to permit self-storage facilities, conditioned in the PD-MU District as a Special Use. The Land Use Management Ordinance (LUMO) defines a Special Use as follows: “A use of land, buildings, or structure that is identified in this appendix as a use that because of its inherent nature, extent, and external effects, requires special care in the control of its location, design, and methods of operation in order to ensure protection of the public health, safety, and welfare.” <p>Consequently, if self-storage facilities, conditioned are permitted as a Special Use in the PD-MU District, such facilities will be subject to the procedures, standards, and findings of fact in Section 4.5, Special Use Permits.</p>	
<p>ATTACHMENTS</p>	<ol style="list-style-type: none"> 1. Draft Staff Presentation 2. Resolution of Consistency (For proposed Land Use Management Ordinance amendment) 3. Ordinance A (Enactment of Land Use Management Ordinance Text Amendment Proposal) 4. Resolution B (Deny Land Use Management Ordinance Text Amendment Proposal) 5. Application Materials 6. Email comments from Scott Morris dated October 8, 2020 	