



Land Use Management Ordinance Text Amendment

Affordable Housing Development Review

October 19, 2022

1130

\*\*DRAFT\*\*

# Text Amendment Process

**Staff  
Review**



**Planning  
Comm.  
Review  
10/4/2022**



**Council  
Hearing  
10/19/2022**



**Council  
Action  
11/16/2022**

## RECOMMENDATION

Review the proposed text amendments and provide feedback prior to the November 16, 2022, Town Council meeting.



draft

\*\*DRAFT\*\*

## Text Amendment Background

<b>Sept. 2021</b>	<b>Council petition</b> on strategies to promote affordable housing production – including streamlined review
<b>Nov. 2021</b>	HAB review of petition and recommendation for a 6-month review process
<b>Nov. 2021</b>	Preliminary overall petition response and draft Work Plan shared with Council
<b>March 2022</b>	Follow-up response on opportunities and challenges around expedited review shared with Council
<b>May 2022</b>	Council Work Session to discuss potential solutions

\*\*DRAFT\*\*

# Text Amendment Background

## Stakeholder Engagement



\*\*DRAFT\*\*

DRAFT

## Text Amendment Background

**The Problem:** The complexity of our development review process limits the production and supply of affordable housing in Chapel Hill by:

- Adding time, cost, and risk to projects
- Restricting ability to meet funding deadlines
- Preventing some developers from doing business in town

\*\*DRAFT\*\*

## Text Amendment Background

**The Proposal:** An updated development review framework that reduces the cost, uncertainty, and time associated with the Town's existing development review processes.

Residential –  
Community Priority  
– Conditional Zoning  
District  
(R-CP-CZD)



Community Priority  
Process for  
Affordable Housing  
Development  
Review  
(CPP-AH)

\*\*DRAFT\*\*

**ELIGIBILITY CRITERIA**

**RENTAL UNITS**

**30%** of units  
affordable at  
**60%** of AMI  
for  
**30** years

**&**

**FOR-SALE UNITS**

**30%** of units  
affordable at  
**80%** of AMI  
for  
**99** years

Draft



**USES**

*All dwelling unit types*

+

Max 15% of  
total floor  
area

- Adult day care facility,
- Business – Convenience,
- Child day care facility,
- Essential services,
- Outdoor skateboard ramp,
- Public cultural facility,
- Public use facility,
- Recreation facility: non-profit.

Draft

\*\*DRAFT\*\*

## Residential – Community Priority – Conditional Zoning District (R-CP-CZD)

### DESIGN & DEVELOPMENT STANDARDS

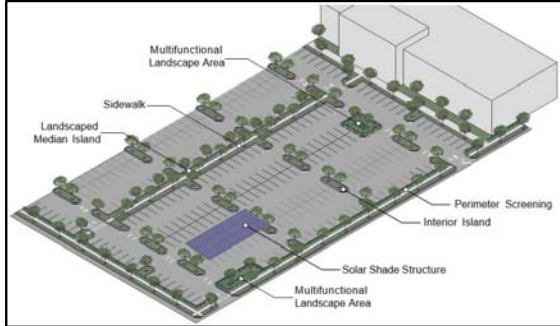
#### Dimensional Standards: R-SS-CZD & R-CP-CZD

Lot Size	N/A
Density	N/A
Frontage	N/A
Lot Width	N/A
Building Height, Setback	39 ft
Building Height, Core	60 ft
Street Setback	10 ft
Interior Setback	0 ft
Solar Setback	N/A
Impervious Surface Ratio	.5/.7
Floor Area Ratio	1.10

\*\*DRAFT\*\*

# Residential – Community Priority – Conditional Zoning District (R-CP-CZD)

## DESIGN & DEVELOPMENT STANDARDS



City of Winston-Salem

### Parking:

20% reduction for residential uses

### Parking Lot Landscaping Standards:

Applies to lots with 20 or more spaces

### Parking Lot Interior Islands:

Not required

### Foundation Buffer Strips:

- Average width = 3 ft
- Paved walkways allowed instead if not adjacent to windows or doors of a dwelling unit.

DRAFT

\*\*DRAFT\*\*

**DESIGN &  
DEVELOPMENT  
STANDARDS**

**Buffers:**

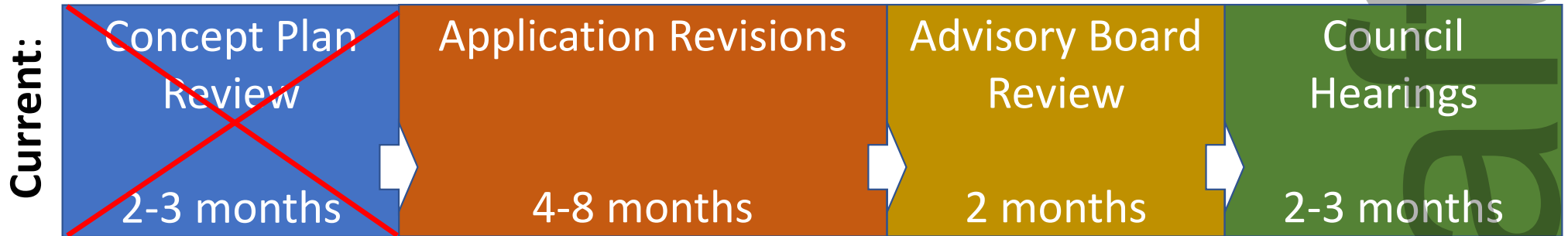
- For multifamily uses with  $\geq 5$  units and any non-residential uses
- 10-foot Type “B” buffer required if adjacent to off-site residential uses
- Not applicable if adjacent properties are zoned TC-, MU-, or OI-
- Waivable by town manager if site constraints make the buffer impracticable.

Draft

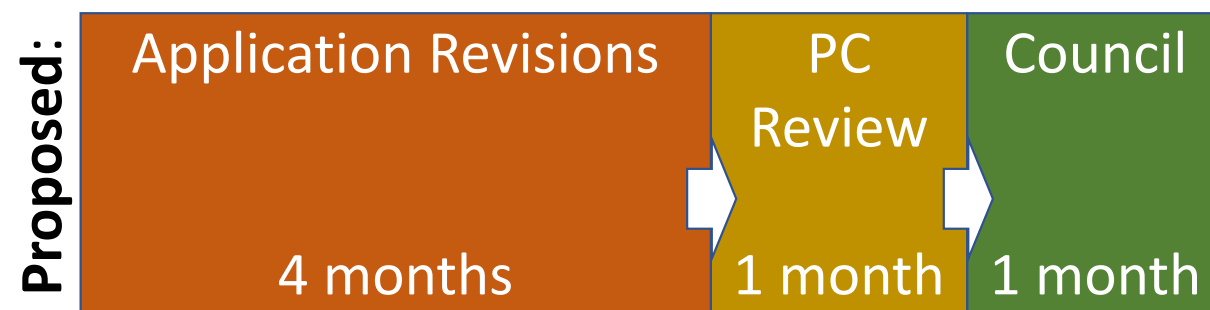
\*\*DRAFT\*\*

# Community Priority Process for Affordable Housing Development Review (CPP-AHDR)

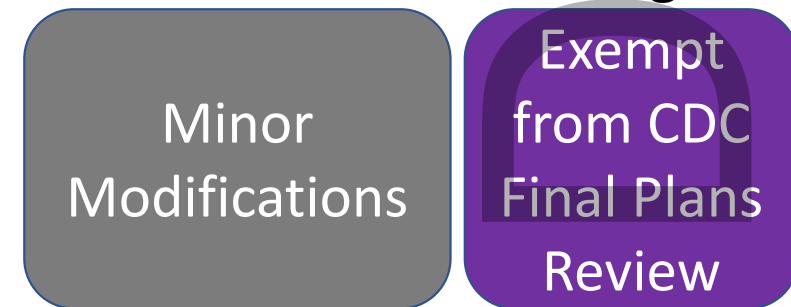
## Typical time to entitlement: 14 months



## Estimated time to entitlement: 6 months



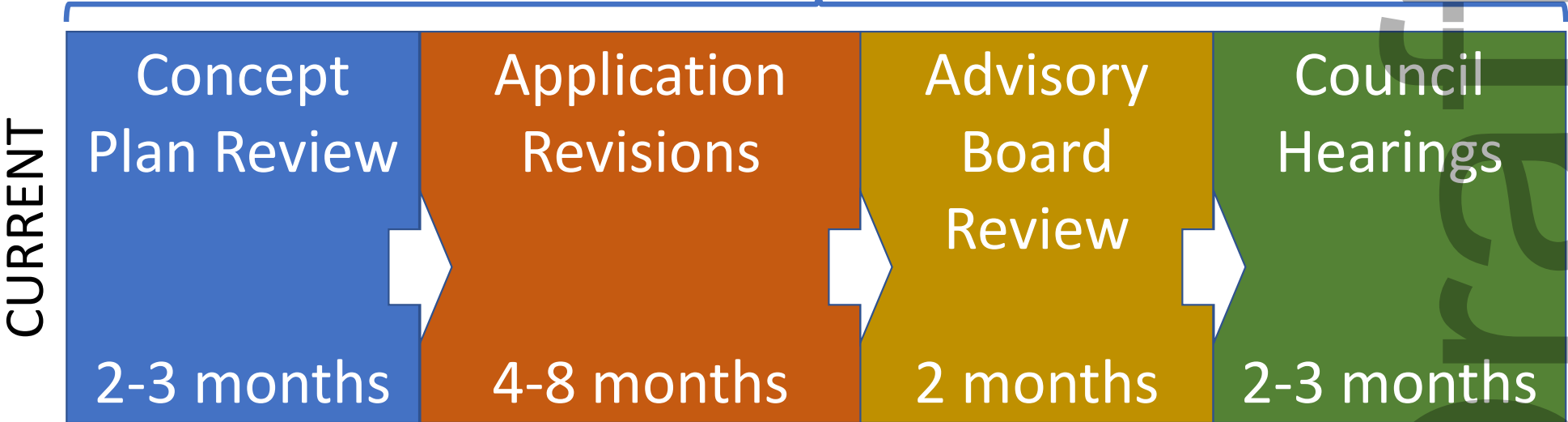
## Post-Entitlement Changes



**\*\*DRAFT\*\***

Community Priority Process for Affordable Housing Development Review (CPP-AHDR)

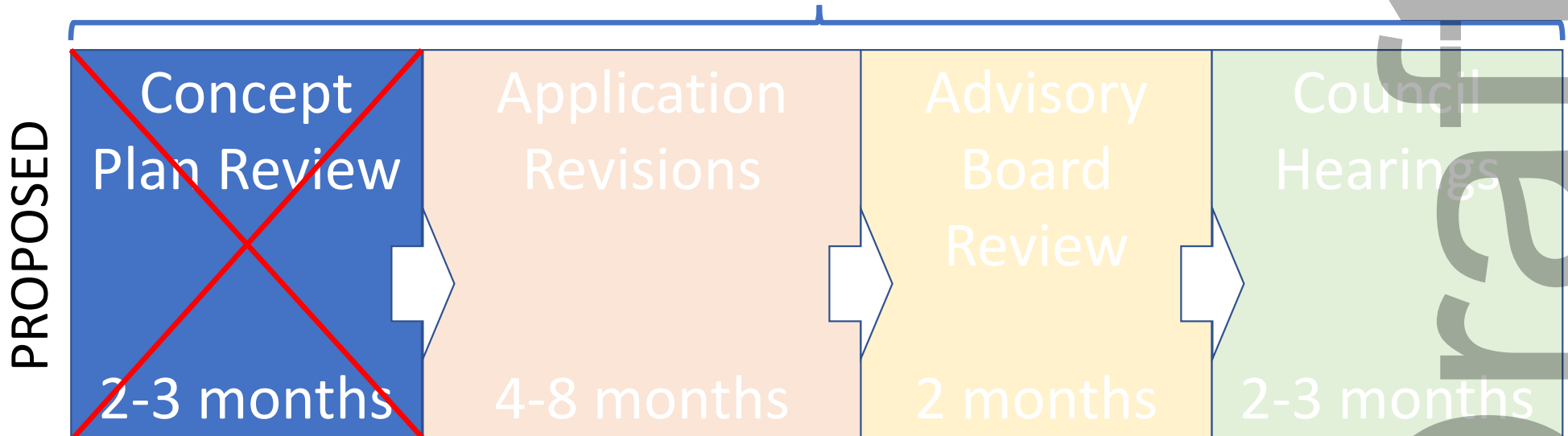
**Minimum time to entitlement: 10 months (14 months typical)**



\*\*DRAFT\*\*

Community Priority Process for Affordable Housing Development Review (CPP-AHDR)

**Estimated time to entitlement: 8 months**



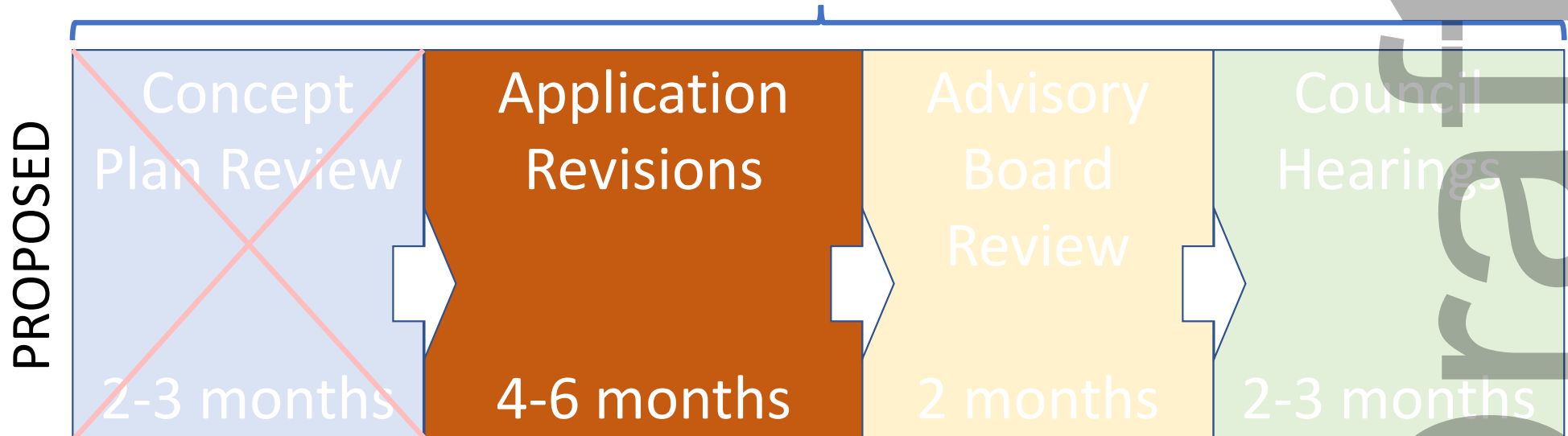
Applications will be **exempt from Concept Plan Review.**

**DRAFT**

**\*\*DRAFT\*\***

## Community Priority Process for Affordable Housing Development Review (CPP-AHDR)

**Estimated time to entitlement: 8 months**



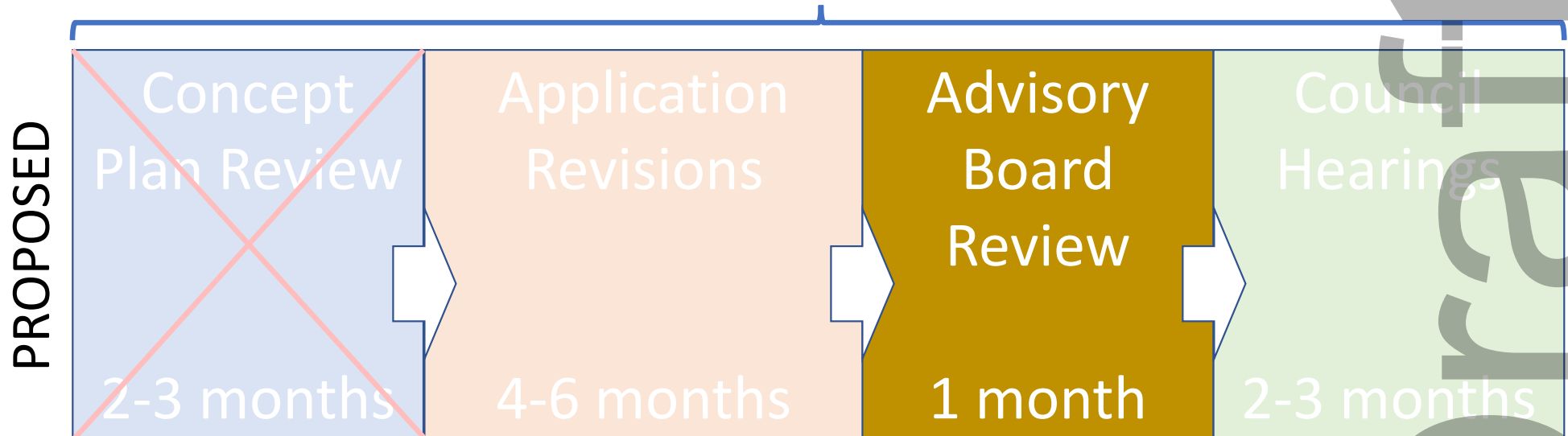
Simplified application materials and staff review focused on **feasibility of compliance** (i.e., identifying fatal flaws).

**\*\*DRAFT\*\***



## Community Priority Process for Affordable Housing Development Review (CPP-AHDR)

**Estimated time to entitlement: 7 months**

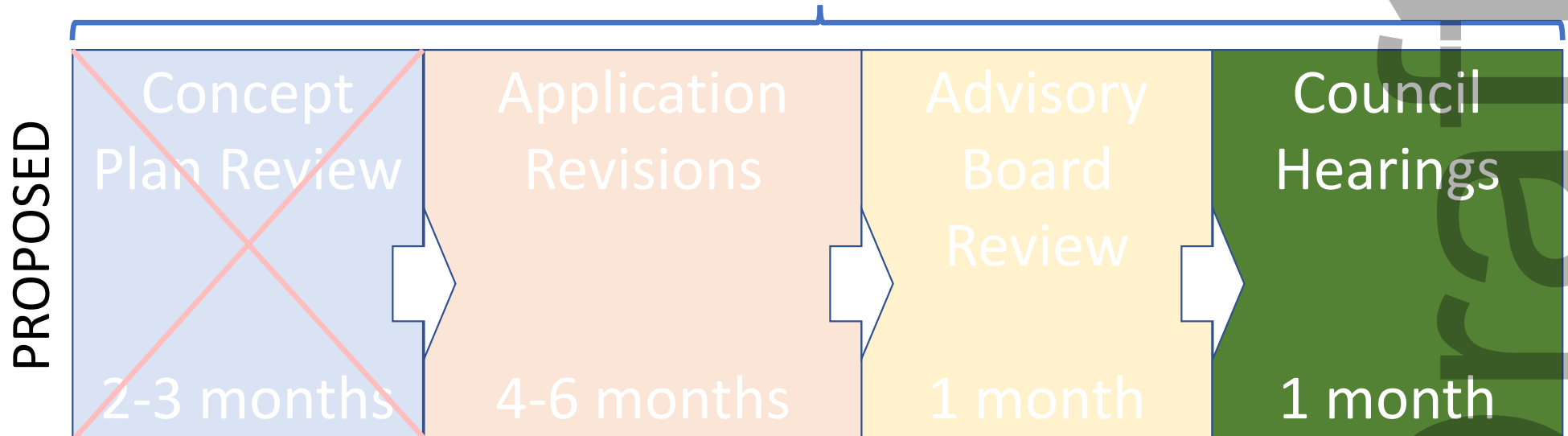


Applications will be **exempt from all advisory board review** (except Planning Commission).

**\*\*DRAFT\*\***

# Community Priority Process for Affordable Housing Development Review (CPP-AHDR)

**Estimated time to entitlement: 6 months**



Council may hold a public hearing and act on a CZD application on the same day.

**\*\*DRAFT\*\***

**Staff Authorization of Minor Modifications**

1. Increase in the number of buildings that results in no more than a 5% increase in total floor area and no more than a 5% increase in impervious surface.
2. Relocation of buildings by no more than 100 ft., with limited authority for changes occurring within 50 ft. of property lines.
3. A change in total floor area of 20% or less.
4. Alteration of building design elements (defined in NCGS 160D-702(b)).

DRAFT

\*\*DRAFT\*\*

**Staff Authorization of Minor Modifications**

5. Relocation of recreation space or area (provided no reduction of access)
6. Reconfiguration of internal streets, sidewalks, trails, or parking areas (provided no RCD impacts)
7. A change in parking spaces of 10% or less.
8. Addition of bike/ped access points to a preexisting public right of way.
9. Minor changes to the location of bike/ped or vehicular access to public rights of way.

DRAFT

\*\*DRAFT\*\*

## Design Review Team

### Purpose:

To promote good design by:

- Giving applicants access to the expertise of Town staff **early in the development review process**
- Representing the Town's interest in quality design throughout the design review process

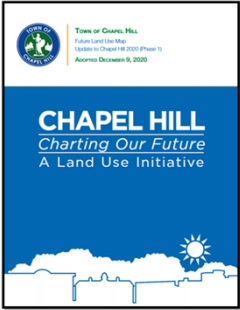


\*\*DRAFT\*\*

# SUMMARY

Residential – Community Priority –  
Conditional Zoning District  
(R-CP-CZD)

Community Priority Process for  
Affordable Housing Development Review  
(CPP-AHDR)



**COMPLETE  
COMMUNITY  
STRATEGY**

Draft

\*\*DRAFT\*\*

## PLANNING COMMISSION FEEDBACK

Planning Commission voted unanimously (6-0) to recommend approval and provided several comments for consideration:

1. Eligibility criteria for mixed rental/for-sale developments could be based on the proportion of unit types.
2. A higher proportion (> 15%) and range of non-residential uses could be allowed.
3. Parking minimums could be eliminated.
4. Authority for staff approval of minor modifications could be limited (particularly regarding relocation of buildings and changes in floor area).
- \*5. Regular public reporting on the review process could be required.

## RECOMMENDATION

Review the proposed text amendments and provide feedback prior to the November 16, 2022, Town Council meeting.



draft

\*\*DRAFT\*\*