

ORDINANCE B

(Enacting the Zoning Atlas Amendment)

AN ORDINANCE AMENDING THE TOWN OF CHAPEL HILL ZONING ATLAS TO APPLY THE WC-5 AND WC-7 SUBDISTRICTS TO PROPERTIES IN THE BLUE HILL DISTRICT (2018-##-##/O-#)

WHEREAS, on May 12, 2014, the Town Council amended the Land Use Management Ordinance to establish Form District Regulations for the Ephesus Church Road/Fordham Boulevard area of Chapel Hill; and

WHEREAS, the Council finds that the redevelopment of the Ephesus Church Road/Fordham Boulevard area is appropriate and especially significant to the preservation of the visual character of the Town and is one where a Special Appearance District is appropriate; and

WHEREAS, this area of Chapel Hill was rebranded as the Blue Hill District in August 2017 based on a decision of the area's property owners; and

WHEREAS, the Council has continued to monitor performance measures in the Blue Hill District and has responded to community concern by working to improve the Form District Regulations; and

WHEREAS, on March 14, 2018, Council Members petitioned the Mayor and Town Manager to consider solutions in a timely manner for the Blue Hill District that would address community interests including increasing non-residential development, accomplishing the existing goal of 300 new affordable housing units, and addressing building size and massing concerns; and

WHEREAS, on June 27, 2018, the Council of the Town of Chapel Hill amended the Land Use Management Ordinance to establish new Subdistricts within the Form District Regulations that are intended to increase non-residential development; and

WHEREAS, the Council has considered a Town-initiated proposal to amend the Town of Chapel Hill Zoning Atlas to apply the new Subdistricts to certain properties in the Blue Hill District; and

WHEREAS, upon consideration the Council finds that the amendment is reasonable and is warranted, because of changed or changing conditions in the area or in the jurisdiction generally, and in order to achieve the purposes of the Comprehensive Plan including but not limited to:

- Family-friendly, accessible exterior and interior places throughout the town for a variety of active uses (Goal A Place for Everyone.1)
- A welcoming and friendly community that provides all people with access to opportunities (Goal A Place for Everyone.4)
- Foster success of local businesses (Goal Community Prosperity and Engagement.2)
- A development decision-making process that provides clarity and consistency with the goals of the Chapel Hill 2020 comprehensive plan (Goal Good Places New Spaces.3)
- A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill's character for residents, visitors, and students (Goal Good Places, New Spaces.5)

- Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment (Goal Good Places New Spaces.8).

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

SECTION 1

Properties on the southeast side of Franklin Street in the Blue Hill District, described by Orange County Parcel Identifier Numbers 9799250069 and 9799250408, are hereby rezoned from Walkable Mixed Use – 7 (WX-7) to Walkable Commercial – 7 (WC-7).

SECTION 2

Property on the northeast side of Ephesus Church Road in the Blue Hill District, described by Orange County Parcel Identifier Number 9799355664, is hereby rezoned from Walkable Mixed Use – 7 (WX-7) to Walkable Commercial – 7 (WC-7).

SECTION 3

Properties on the northwest side of Legion Road in the Blue Hill District, described by Orange County Parcel Identifier Numbers 9799354382, 9799355461 and 9799358624, are hereby rezoned from Walkable Mixed Use – 5 (WX-5) to Walkable Commercial – 5 (WC-5).

SECTION 4

This ordinance shall be effective upon enactment.

This the X day of XX, 2018.