



**CONTINUE THE PUBLIC HEARING: LAND USE MANAGEMENT ORDINANCE
TEXT AMENDMENT - PROPOSED CHANGES TO SECTION 3.11 FOR
TOWNHOMES IN THE BLUE HILL DISTRICT**

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Judy Johnson, Operations Manager
Corey Liles, Principal Planner

<p>PROJECT LOCATION Blue Hill Form District</p>	<p>MEETING DATE November 18, 2020</p>	<p>REQUESTED BY Town of Chapel Hill</p>																
<p>STAFF RECOMMENDATION</p> <p>That the Council continue and reopen the public hearing regarding the Land Use Management Ordinance text amendment, receive public comment, close the public hearing, and allow public comment for twenty-four (24) hours following the closing of the public hearing.</p> <p>(Under the recently enacted legislation authorizing public hearings at remote meetings, public comment may continue to be submitted in the hearing record for 24 hours after the November 18, 2020 public hearing.)</p>																		
<p>ITEM OVERVIEW</p> <p>This text amendment would update existing standards for townhome projects in the Blue Hill District, an effort stemming from the response to a petition received by Council on March 14th, 2018¹. Proposed modifications to Section 3.11 of the Land Use Management Ordinance include:</p> <ol style="list-style-type: none"> 1. Exempting Attached Living uses (townhomes, stacked townhomes, rowhouses) from the requirement for a nonresidential use if the site is ≤ 2 acres and the median unit size is ≤ 1800 sq. ft. 2. Reducing the requirement for nonresidential space for Attached Living uses where the site area is 2-2.5 acres and the median unit size is ≤ 1800 sq. ft. 3. Adjusting residential lot requirements to accommodate small townhome lots. 																		
<p>UPDATES SINCE PUBLIC HEARING (held on February 19, 2020²)</p> <ul style="list-style-type: none"> • Further study of the dynamics of townhome development, including market aspects, community interests served, and impacts of proposed changes • Switching the nonresidential exemption from a unit cap to an acreage cap • Introduction of a phased non-residential requirement for townhome sites that are 2-2.5 acres in size • Addressing lot requirements identified as additional barriers for townhome development 																		
<p>ADDITIONAL CONTEXT</p> <ul style="list-style-type: none"> • The objectives of the proposed townhome standards include <ul style="list-style-type: none"> ○ Development opportunities for small infill sites ○ Broader variety of housing types ○ Broader options for housing price points • The recommendations are based on economic analysis done by Noell Consulting and urban design evaluation done by Civitech, Inc. • The current proposal for townhomes builds on a text amendment adopted at the February 19, 2020 meeting for new building massing and permeability standards in the Blue Hill District. • To enact a Land Use Management Ordinance Text Amendment, Council must consider the following three factors: <ol style="list-style-type: none"> 1. To correct a manifest error in the chapter 2. Because of changed or changing conditions in a particular area or in the jurisdiction generally 3. To achieve the purposes of the Comprehensive Plan. 	<p>PROCESS</p> <table border="1"> <tr> <td>1</td> <td>Receive and Refer Council Petition</td> </tr> <tr> <td>2</td> <td>Recreation Space Amendment</td> </tr> <tr> <td>3</td> <td>Research Additional Potential Standards</td> </tr> <tr> <td>4</td> <td>Advisory Board Review</td> </tr> <tr> <td>5</td> <td>Massing & Permeability Amendment (Public Hearing and Council Action)</td> </tr> <tr> <td>6</td> <td>Further Study on Townhomes</td> </tr> <tr> <td>7</td> <td>Continued Public Hearing</td> </tr> <tr> <td>8</td> <td>Consider Action on Text Amendment</td> </tr> </table>		1	Receive and Refer Council Petition	2	Recreation Space Amendment	3	Research Additional Potential Standards	4	Advisory Board Review	5	Massing & Permeability Amendment (Public Hearing and Council Action)	6	Further Study on Townhomes	7	Continued Public Hearing	8	Consider Action on Text Amendment
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¹ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3378092&GUID=CF613ECB-AE0E-4A16-8801-9292A08A4231>

² <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4333928&GUID=D4CD2336-E94E-45F8-B233-E2F4E8865764>

ATTACHMENTS

1. Draft Staff Presentation
2. Technical Report
3. Resolution of Consistency with the Comprehensive Plan
4. Ordinance A (Enacting the Text Amendment)
5. Resolution B (Denying the Text Amendment)
6. Community Design Commission Comments
7. Planning Commission Recommendation