



CONSIDER AN APPLICATION FOR LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT – SELF-STORAGE FACILITY, CONDITIONED

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES
Ben Hitchings, Director
Judy Johnson, Operations

PUBLIC HEARING DATE
November 28, 2018

APPLICANT
Redwing Land, LLC

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 the Council could make the findings required to approve the request with the conditions in the attached Revised Ordinance A. I recommend that the Council close the Public Hearing and 1) Adopt Resolution A finding that the proposed text amendment to be reasonable and consistent with the Town’s Comprehensive Plan; and 2) enact Revised Ordinance A to amend the Land Use Management Ordinance to allow self-storage facilities.

UPDATES SINCE PUBLIC HEARING

Staff has revised Ordinance A to clarify the proposed changes. Staff modified the proposed Special Standards Section 6.23 in Revised Ordinance A so the increase in floor area ratio to 0.29 is limited for the self-storage use, instead of the Office/Institutional-2 (OI-2) zoning district. We believe this will limit unintended consequences of the change.

PROCESS

The application before the Council is for Text Amendment approval. The Council must consider the *three findings* for enactment of the Land Use Management Text Ordinance Amendment:

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.

DECISION POINTS

The applicant proposes to:

1. Add an “S” to the Use Matrix in Table 3.7-1 in order to permit Self-Storage Facilities, Conditioned, in the Office/Institutional-2 (OI-2) District as a Special Use.
2. Require that Self-Storage Facilities, Conditioned, be subject to standards in the following LUMO sections:
 - a. Table 5.6.6-1, Schedule of Required Buffers.
 - b. Section 5.9.7, Minimum and Maximum Off-street Parking Space Requirements.
3. Establish special standards in LUMO Article 6.23 to allow Self-Storage Facilities, Conditioned, in order to:
 - a. Mitigate the negative activities that may occur at a storage facility;
 - b. Address design considerations; and
 - c. Address locational concerns within an office/institutional district.
 - d. Increase the Floor Area Ratio from 0.264 to 0.290 for self-storage facilities.

ATTACHMENTS

1. Draft Staff Presentation
2. Resolution A, Resolution of Consistency
3. Revised Ordinance A, enacting the amendment to the Land Use Management Ordinance
4. Resolution B, denying the amendment
5. Responses to Questions from Public Hearing