



BUSINESS MEETING: APPLICATION FOR LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT- UNIVERSITY-1 (U-1) ZONING DISTRICT (PROJECT # 18-036)

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES
 Ben Hitchings, Director
 Judy Johnson, Operations Manager
 Aaron Frank, Senior Planner

<p>AMENDMENT REQUEST Amend the University-1 (U-1) zoning district to reflect changes in State General Statutes.</p>	<p>DATE June 27, 2018</p>	<p>APPLICANT Town of Chapel Hill Planning and Development Services</p>
<p>UPDATES SINCE PUBLIC HEARING There have been no updates since the public hearing.</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 the Council could make the findings required to approve the application.</p>		
<p>BACKGROUND The University-1 (U-1) zoning district was adopted in 2009 as a zoning district “to establish procedural and substantive standards for the town council’s review and approval of development on large tracts of land where the predominant uses are to be public or private development for college/university, research activity, civic, etc....”. The Land Use Management Ordinance (LUMO) standards within the University-1 (U-1) district were written to be consistent with the state statutes that govern development agreements for cities, 160A-400.20 through 160A-400.32.</p> <p>Following the adoption of the University-1 (U-1) zoning district, and rezoning of Carolina North to University-1 (U-1) during that same year, no applications have been filed to rezone property to the U-1 zoning district. The Municipal Services/Joint University project, filed in 2018, is the first application since 2009 to request this zoning district.</p>		
<p>PROCESS The application is before the Council for approval of a Text Amendment. The Council must consider the three findings for enactment of the Land Use Management Ordinance Text Amendment:</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>DECISION POINTS</p> <ul style="list-style-type: none"> • The text amendment is in response to changes in State General Statutes. • The text amendment will align LUMO standards with State General Statutes. • A rezoning application to University-1 is proposed with the Municipal Services Center Development Agreement. 	
<p>PROJECT OVERVIEW Since the adoption of the University-1 (U-1) zoning district, Session Law 2015-246 was enacted and allows cities to enter into Development Agreements for projects less than 25 acres and terms greater than 20 years. The proposed LUMO text amendment is in response to changes in State General Statutes. It removes the minimum acreage and maximum development agreement term limit in University-1 (U-1) to match the 2015 State Law changes. The specific text amendment is provided as an attachment.</p>		
<p>ATTACHMENTS</p>	<ol style="list-style-type: none"> 1. Draft Staff Presentation 2. Resolution of Consistency 3. Ordinance A (Enactment of Text Amendment Proposal) 4. Resolution A (Deny Text Amendment Proposal) 5. Ordinance Change Track Changes 6. Planning Commission Recommendation 	