



TECHNICAL REPORT

ESTABLISHING A DESIGN REVIEW TEAM AND EXEMPTING ELIGIBLE PROJECTS FROM ADVISORY BOARD REVIEW

UPDATES SINCE THE OCTOBER 19, 2022 HEARING

No changes have been made to this document since the hearing.

I. Overview

The Community Priority Process for Affordable Housing Development Review (CPP-AH) is intended to support and encourage the production of affordable housing in Chapel Hill by relieving some of the substantial time, effort, and cost associated with the Town's conditional zoning review process. This document establishes a Design Review Team (DRT) that will play an important advisory role in the CPP-AH and explains how undergoing DRT review will enable applicants to forego review by most advisory boards.

As detailed below, the DRT will have several touchpoints with applicants throughout the development review process, both before and after a formal application submission. Critically, the CPP-AH will not create substantively new roles or responsibilities for the staff involved in the DRT. Rather, it will formalize functions that Town staff have already successfully carried out for multiple projects and reorganize functions that are currently included within the scope of the Technical Review Team.

II. Precedent for the CPP-AHDR

The CPP-AH builds on the precedent of the Light Industrial Conditional Zoning District (LI-CZD) review process, which was designed to promote community priorities such as entrepreneurship and small business development and to provide the Town with a nimble regulatory process that can better reflect the changing landscape of commercial development. Likewise, the CPP-AH will promote the community priorities of inclusivity and housing affordability and provide the Town with a more a nimble regulatory process that can better reflect the evolving landscape of affordable housing development.

III. Composition of the DRT

Like the Technical Review Team, the DRT will be coordinated by the Planning Department. Planning Department staff will also participate in the substantive review conducted by the DRT. Other key members of the DRT will include the Town Urban Designer, Sustainability Officer, Affordable Housing staff, and other Town staff with expertise in stormwater management, transportation planning, and fire and safety codes.

IV. DRT Review as a Substitute for Advisory Board Review

DRT review is an integral step in the CPP-AH. Because the DRT will be composed of staff members with a high level of expertise and familiarity with the relevant advisory boards, DRT review will serve as a substitute for the majority of advisory board reviews. The Planning Commission will be the only advisory board to review applications under the CPP-AH.

V. Elements of DRT Review

Each element of the DRT's role in the CPP-AH is outlined below:

1. Pre-Application Meeting:

The DRT's first touchpoint with a prospective applicant will be a design-focused pre-application meeting. The meeting will be an opportunity for the DRT to offer early impressions of an applicant's proposed design and to explain the level of detail that will be expected in further stages of the review process.

At this stage, prospective applicants should also be prepared to provide and discuss preliminary materials supporting their eligibility for rezoning to a Residential-Community Priority-Conditional Zoning District (R-CP-CZD). DRT staff may also use this meeting to discuss any procedural or substantive issues related to the CPP-AHDR.

Applicants to provide: preliminary massing diagrams, site plan sketches, and materials demonstrating likely eligibility for the R-CP-CZD in preparation for this meeting.

Output: High-level feedback on the applicant's preliminary designs, likely eligibility for rezoning to the R-CP-CZD, and a clear set of expectations regarding the level of detail required in the formal application submittal.

2. Design Consultation:

The DRT's second touchpoint with a prospective applicant will be a formal, pre-application design consultation. The meeting will be an opportunity for the DRT to comment on and – if necessary – propose alterations to an applicant's proposed design.

Applicants to provide: a variety of preliminary materials prior to the design consultation. These materials may include:

- 3D massing models,
- Plans,
- Site plan sketches, and
- Conceptual elevations.

The specific materials requested from an applicant will be determined on a case-by-case basis following their pre-application meeting.

Output: detailed comments on the submitted materials.

3. Formal CZD application review:

The DRT's next touchpoints with an applicant will come after a formal application (e.g., a Conditional Zoning application) is submitted. The DRT will review the application in parallel to the Technical Review Team (TRT) and provide comments, as necessary. It is anticipated that the DRT will have only minor comments at this stage of review.

The DRT will also memorialize key aspects of an applicant's proposed site design in preparation for Council action. These key aspects will be documented in a manner that provides applicants a certain level of flexibility at the final plan stage while still providing the Town a level of assurance that important features of the proposed design will not be abandoned after an entitlement is secured.

Applicants to provide: schematic site plans, conceptual elevations, and other materials required by the TRT.

Output: Conditional Zoning decision from Council and related materials that define, in general terms, the form and location of buildings and other improvements on a subject property.

4. Following Council Review and Action:

The DRT's final touchpoints with an applicant will come during final plans review. During final plans, the DRT will work in concert with the TRT to ensure that applicants' construction drawings are consistent with their entitlements.

Applicants to provide: detailed construction drawings and other Final Plan materials.

Output: issuance of Zoning Compliance Permit.