



OPEN THE PUBLIC HEARING FOR AMENDMENTS TO THE TOWN OF CHAPEL HILL ZONING ATLAS TO APPLY THE HR-L AND HR-M SUBDISTRICTS OF THE HISTORIC ROGERS ROAD NEIGHBORHOOD DISTRICT TO PROPERTIES IN THE HISTORIC ROGERS ROAD AREA

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Ben Hitchings, Director
 Corey Liles, Principal Planner

<p>PROPERTY ADDRESS Historic Rogers Road Neighborhood (see attached Proposed Zoning Map)</p>	<p>PUBLIC HEARING DATE April 17, 2019</p>	<p>REQUESTED BY Town of Chapel Hill</p>																				
<p>STAFF'S RECOMMENDATION That the Council open the Public Hearing, receive public comment, and continue the Public Hearing to May 22, 2018.</p>																						
<p>ITEM OVERVIEW The Towns of Chapel Hill and Carrboro have partnered on a project to establish new zoning standards for the Historic Rogers Road Area. This effort is designed to reflect the interests of residents and implement the recommendations of <i>Rogers Road: Mapping Our Community's Future</i>. The proposed amendments to the Zoning Atlas would apply the proposed Historic Rogers Road Neighborhood District, also under consideration as a LUMO text amendment.</p>																						
<p>DECISION POINTS The Council has legislative discretionary authority to approve or deny a rezoning request. The Land Use Management Ordinance establishes the intent of Zoning Atlas Amendments and Text Amendments by stating that, "In order to establish and maintain sound, stable, and desirable development within the planning jurisdiction of the Town it is intended that this chapter shall not be amended except:</p> <ul style="list-style-type: none"> • to correct a manifest error in this chapter; or • because of changed or changing conditions in a particular area or in the jurisdiction generally; or • to achieve the purposes of the Comprehensive Plan." 	<p>PROCESS</p> <table border="0"> <tr> <td>1. Consultant Background Review</td> <td>Sept.-Nov. 2018</td> </tr> <tr> <td>2. Community Engagement</td> <td>Oct. 2018- Jan. 2019</td> </tr> <tr> <td>3. Draft Zoning Strategies</td> <td>December 2018</td> </tr> <tr> <td>4. Council Update</td> <td>February 2019</td> </tr> <tr> <td>5. Draft Zoning Code</td> <td>February 2019</td> </tr> <tr> <td>6. Additional Community Engagement</td> <td>March 2019</td> </tr> <tr> <td>7. Advisory Board Review</td> <td>March 2019</td> </tr> <tr> <td>8. Planning Commission Recommendation</td> <td>April 2019</td> </tr> <tr> <td>9. Open Council Public Hearing</td> <td>April 2019</td> </tr> <tr> <td>10. Close Council Public Hearing and Consider Action</td> <td>May 2019</td> </tr> </table> <p>Note that the Town of Carrboro is conducting a parallel process to consider rezoning the portion of the neighborhood in their jurisdiction.</p>		1. Consultant Background Review	Sept.-Nov. 2018	2. Community Engagement	Oct. 2018- Jan. 2019	3. Draft Zoning Strategies	December 2018	4. Council Update	February 2019	5. Draft Zoning Code	February 2019	6. Additional Community Engagement	March 2019	7. Advisory Board Review	March 2019	8. Planning Commission Recommendation	April 2019	9. Open Council Public Hearing	April 2019	10. Close Council Public Hearing and Consider Action	May 2019
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<p>ATTACHMENTS</p>	<ol style="list-style-type: none"> 1. Draft Staff Presentation 2. Proposed Zoning Map 3. Draft Resolution of Consistency with the Comprehensive Plan 4. Draft Ordinance A (Enacting the Zoning Atlas Amendment) 5. Draft Resolution B (Denying the Zoning Atlas Amendment) 																					