



OPEN THE PUBLIC HEARING FOR LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT – TABLE 3.7-1: USE MATRIX – SELF-STORAGE FACILITY, CONDITIONED

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Judy Johnson, Interim Director
 Jake Lowman, Senior Planner

<p>AMENDMENT REQUEST Amend Table 3.7-1 Table of Uses of the Land Use Management Ordinance to allow Self-Storage Facility, Conditioned in the Planned Development-Mixed Use District (PD-MU)</p>	<p>DATE October 7, 2020</p>	<p>APPLICANT NR Edge Property Owner, LLC</p>
<p>STAFF RECOMMENDATION</p> <p>Staff recommends that the Council open the public hearing and receive comment on the proposed Land Use Management Ordinance Text Amendment. (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 October 7, 2020 public hearing.)</p> <p>That the Council then make a motion to schedule the proposed Land Use Management Ordinance Text Amendment for possible decision on November 4, 2020.</p>		
<p>BACKGROUND</p> <p>The Town has received a request to permit self-storage facilities, conditioned as a Special Use in the Planned Development-Mixed Use (PD-MU) District. Presently, self-storage facilities, conditioned are only permitted in the Office/Institutional-2 (OI-2) District as a Special Use and in the Innovative, Light Industrial Conditional Zoning District (LI-CZD) when in compliance with the prescribed standards in Section 6.22 and when included as part of a conditional zoning application.</p>		
<p>PROCESS</p> <p>The item before the Council is for approval of a Land Use Management Ordinance Text Amendment. The Council must consider whether one or more of the three findings for enactment of the Land Use Management Ordinance Text Amendment applies:</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>OVERVIEW</p> <p><u>Conditioned Self-Storage Land Use</u> The applicant proposes the following changes to the Ordinance:</p> <ul style="list-style-type: none"> • An “S” must be added to the Use Matrix in Table 3.7-1 to permit self-storage facilities, conditioned in the PD-MU District as a Special Use. The Land Use Management Ordinance (LUMO) defines a Special Use as follows: <p>“A use of land, buildings, or structure that is identified in this appendix as a use that because of its inherent nature, extent, and external effects, requires special care in the control of its location, design, and methods of operation in order to ensure protection of the public health, safety, and welfare.”</p> <p>Consequently, if self-storage facilities, conditioned are permitted as a Special Use in the PD-MU District, such facilities will be subject to the procedures, standards, and findings of fact in Section 4.5, Special Use Permits.</p>	
<p>ATTACHMENTS</p>	<ol style="list-style-type: none"> 1. Draft Staff Presentation 2. Resolution of Consistency (For proposed Land Use Management Ordinance amendment) 3. Ordinance A (Enactment of Land Use Management Ordinance Text Amendment Proposal) 4. Resolution B (Deny Land Use Management Ordinance Text Amendment Proposal) 5. Planning Commission Recommendation 6. Application Materials 	