



Open the Public Hearing: Application for Land Use Management Ordinance Text Amendment -Self-Storage Facility, Conditioned, and Floor Area Ratio Adjustment for Office/Institutional-2 (OI-2) Zoning District.)

STAFF REPORT

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

<p>PUBLIC HEARING DATE October 10, 2018</p>	<p>APPLICANT Redwing Land, LLC</p>
<p>STAFF’S RECOMMENDATION That the Council open the Public Hearing, receive public comment, and continue the public hearing to November 28, 2018.</p>	
<p>ITEM OVERVIEW The applicant submitted a request to: amend the Land Use Management Ordinance to permit Self-Storage Facilities, Conditioned, as a Special Use in the Office/Institutional-2 (OI-2) zoning district, and to increase the floor area ratio from 0.264 to 0.290 in the Office/Institutional-2 (OI-2) zoning district. Presently, Self-Storage Facilities, are only permitted in the Innovative, Light Industrial Conditional Zoning District (LI-CZD).</p>	
<p>PROCESS The application before the Council is for Text Amendment approval. The Council must consider the <i>three findings</i> for enactment of the Land Use Management Text Ordinance 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 The applicant proposes to:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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. 4. Revise Table 3.8-1 Dimensional Matrix to change the Floor Area Ratio from 0.264 to 0.290 in the Office/Institutional-2 (OI-2) zoning district. 	
<p>ATTACHMENT</p>	<ol style="list-style-type: none"> 1. Draft Staff Presentation 2. Technical Report 3. Resolution A - Resolution of Consistency 4. Ordinance A (Approval) 5. Resolution B (Denial) 6. Planning Commission Recommendation 7. Map of Office/Institutional-2 Properties 8. Application Materials 9. Self-Storage Market Study