



# CONSIDER A LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT AND MAP AMENDMENT REGARDING MODIFICATIONS TO FORM DISTRICT REGULATIONS IN SECTION 3.11.

## STAFF REPORT

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES  
Ben Hitchings, Director  
Corey Liles, Interim Principal Planner  
Michael Sudol, Planner II

### PROPERTY ADDRESS

Blue Hill Form District

### DATE

June 5, 2018

### REQUESTED BY

Town of Chapel Hill

### STAFF'S RECOMMENDATION

That the Planning Commission review and provide comments on the proposed text and map amendments.

### ITEM OVERVIEW & BACKGROUND

At the [March 14<sup>th</sup> Council Public Hearing](#)<sup>1</sup>, Mayor Pro Tem Jessica Anderson and Council Members Hongbin Gu and Rachel Schaevitz petitioned the Mayor and Manager to identify solutions that address community interests in the Blue Hill (formerly Ephesus/Fordham) District, through adjustments to the Land Use Management Ordinance regarding non-residential development requirements, affordable housing, and building size.

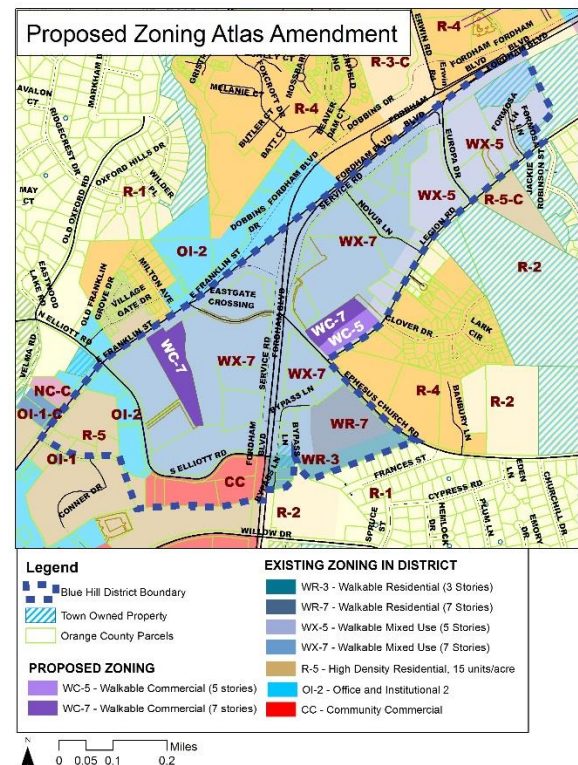
On April 18, 2018, Council received an email update regarding the status of the petition and potential options for consideration. At the [May 9<sup>th</sup> Council Public Hearing](#)<sup>2</sup>, Council received further updates regarding the petition, resulting in a request for creation of new zoning districts, the rezoning of specific non-residential parcels within the Blue Hill District, and new building size standards including building footprint and lot coverage.

### PROJECT OVERVIEW

This project proposes the creation of two new zoning districts within the Blue Hill Form District. These classifications would be Walkable Commercial – 5 (WC-5) and Walkable Commercial – 7 (WC-7). The subsequent rezoning would occur on six (6) parcels identified in the attached Technical Report. A map amendment will also be necessary as part of the rezoning. The newly proposed districts are intended to accommodate a mix of compatible non-residential uses in close proximity to one another, including civic, retail, office, service, and entertainment uses.

Additionally, new limitations on building footprints and lot coverage are proposed within the WX- and WC- zoning districts. These requirements will limit the land area a single building can consume, while also constraining the total land area used by all structures on a lot as a ratio of the lot size.

### PROJECT LOCATION



<sup>1</sup> <https://chapelhill.legistar.com/View.ashx?M=F&ID=5878770&GUID=632BEC59-C983-431F-B151-8285ADB6686C>

<sup>2</sup> <https://chapelhill.legistar.com/MeetingDetail.aspx?ID=582687&GUID=953D16D4-1B71-4ED4-BE87-CFF60AD32A7&Options=&Search>

**PROCESS**

1. Receive and Refer Council Petition
2. Call Public Hearing
3. Open Public Hearing
- 4. Seek Feedback from Advisory Boards**
5. Close Public Hearing and Consider Action

**ATTACHMENTS**

- Technical Report
- Draft Resolution of Consistency with the Comprehensive Plan
- Draft Ordinance (Approving the Text Amendment Proposal)
- March 14, 2018 Petition to Council