



Conditional Zoning One Year Update & Consideration of an Administrative Procedural Change

Date: May 1, 2019

Recommendation:

That the Council:

Adopt resolution R-5 amending the administrative procedures to permit conditional zoning applications requiring a Land Use Plan amendment to be considered concurrently, rather than sequentially



NUMBER OF EXITS
FIRE RESISTIVE CONSTRUCTION
FIRE SUPPRESSION SYSTEMS
MEANS OF EGRESS
ACCESSIBILITY
BUILDING MATERIALS
BUILDING SYSTEMS

Conditional Zoning

- LUMO amended on November 29, 2017 & March 21, 2018
- Effective Date for Conditional Zoning Amendments – April 1, 2018

ZONING ORDINANCE ISSUES
ZONING CLASSIFICATION
PERMITTED USES
CONDITIONAL USES
MAXIMUM HEIGHT OF BUILDING
MAXIMUM % OF LOT COVERED
SET BACK LINES (FRONT/REAR SIDES)

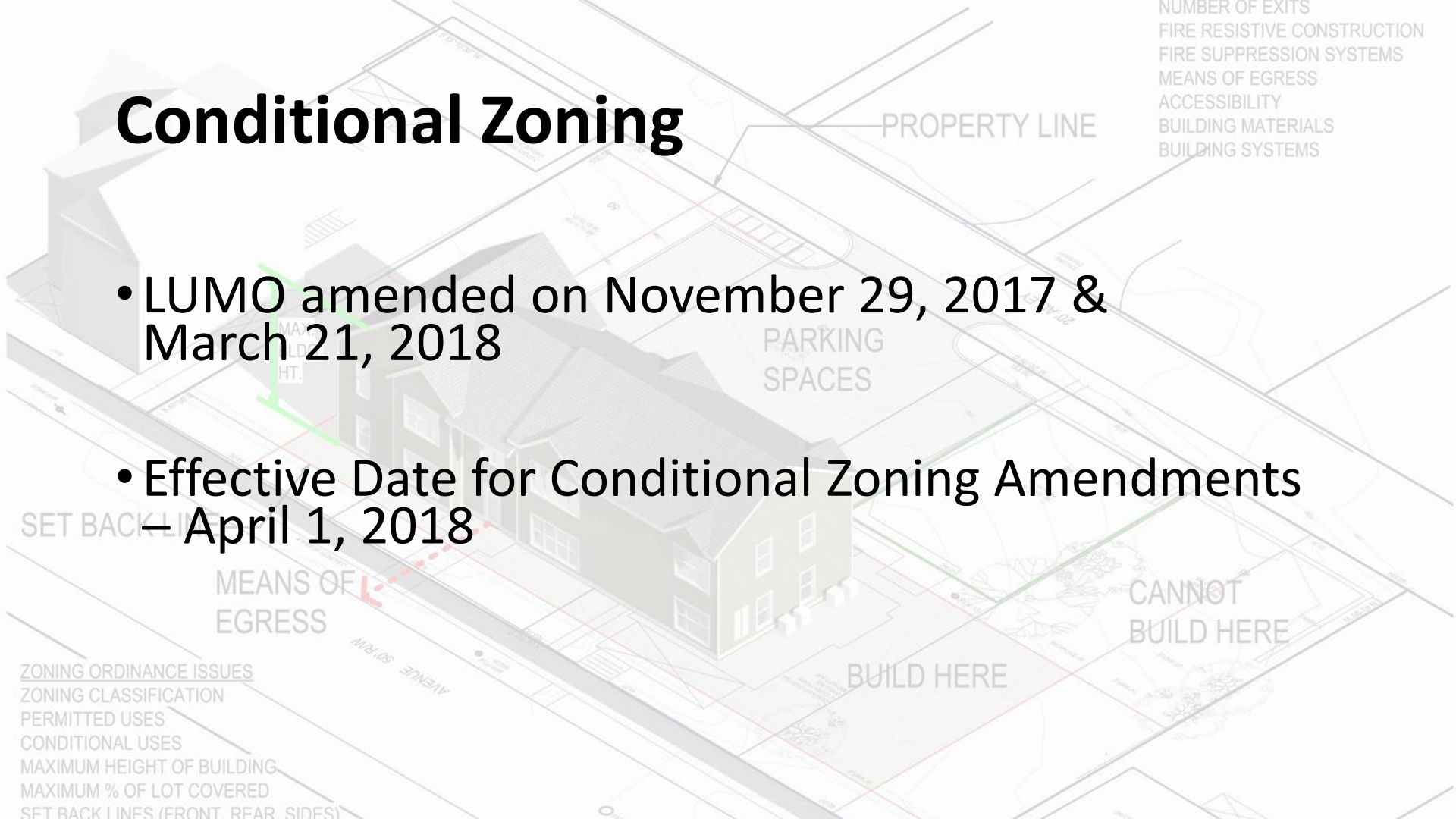
MEANS OF EGRESS

PARKING SPACES

PROPERTY LINE

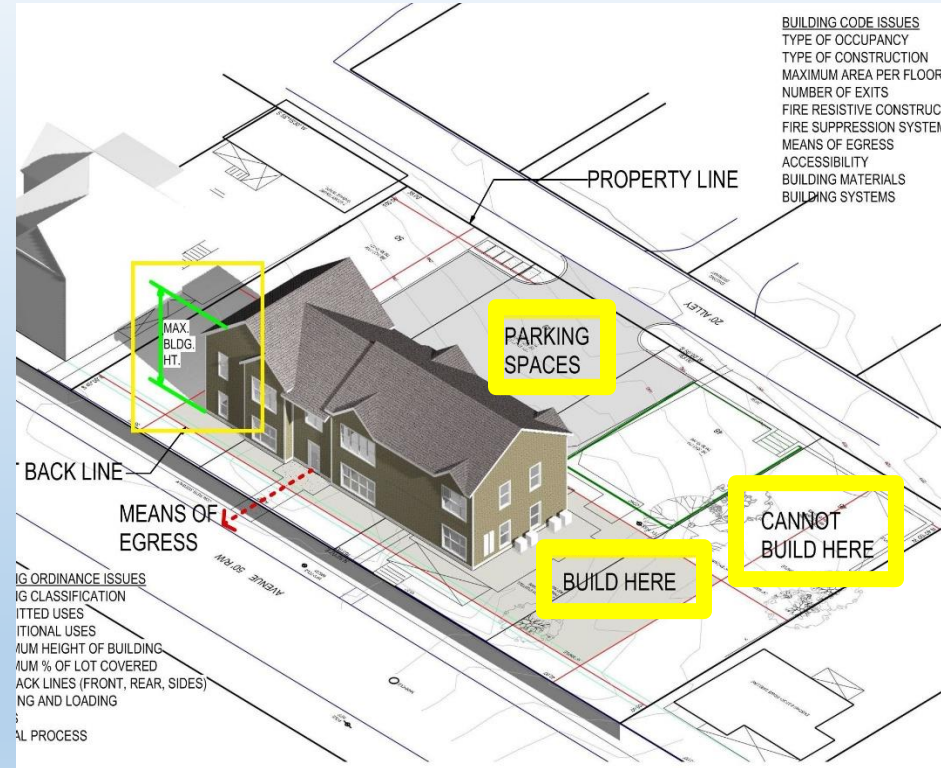
BUILD HERE

CANNOT BUILD HERE



What is Conditional Zoning?

- Rezoning with site specific conditions
- Provides all the authority of an SUP & PLUS allows more engagement with stakeholders
- Allows concerned neighbors & others to voice concerns & for Council to consider opinion as well as facts
- Helps mitigate project impacts through site specific conditions



Conditional Zoning & Land Use Plan

- Conditional Zoning Districts must be consistent with Land Use Plan or an amendment requested
- To be consistent, the proposed conditional zoning district must be located in the following Land Uses Categories or be located in conformance with an adopted small area plan:

- Medium Residential
- **1** High Residential
- University
- Commercial/Office
- Mixed Use
- Institutional
- University

Chapel Hill 2020
Land Use Plan
June 25, 2012

Land Use Categories

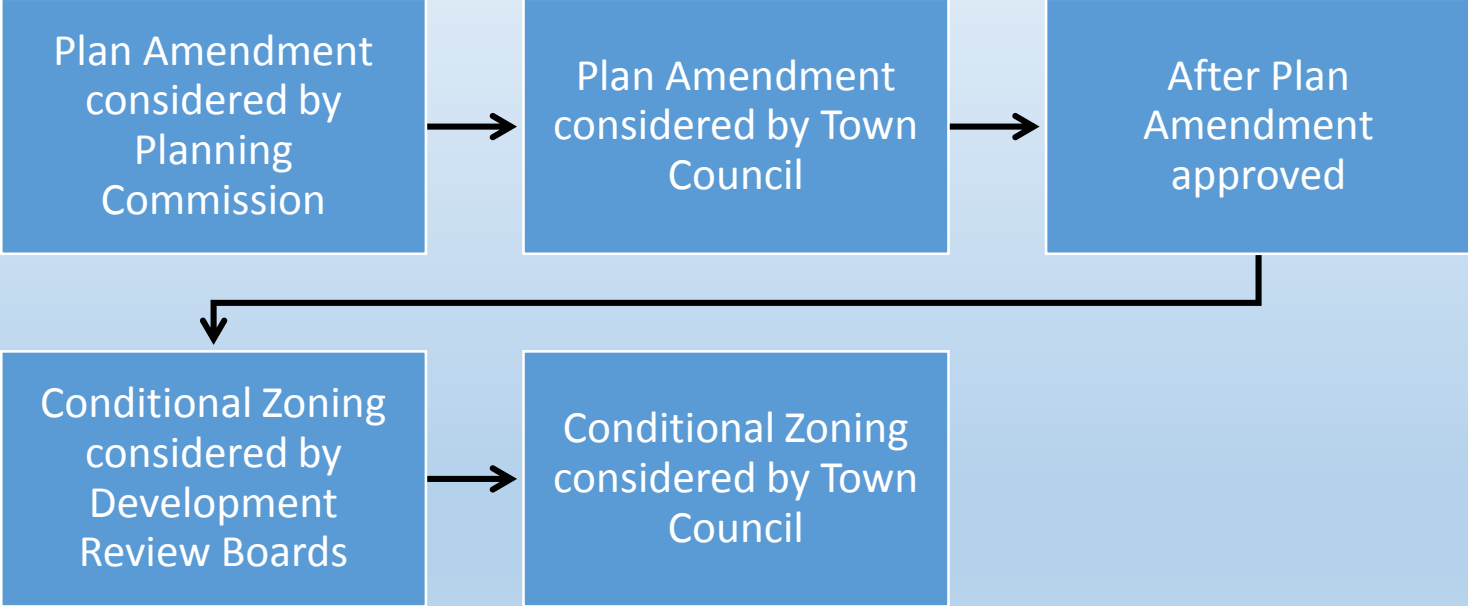
- Rural Residential, 1 unit/5 ac.
- Rural Residential, 1 unit/2-5 ac.
- Low Residential, 1 unit/ac.
- Low Residential, 1-4 units/ac.
- Medium Residential, 4-8 units/ac.
- High Residential, 8-15 units/ac.
- Commercial
- Mixed Use, Office/Commercial Emphasis
- Mixed Use, Office Emphasis
- Town/Village Center
- Institutional
- Office
- University
- Parks/Open Space
- Landfill Activities

Special Areas

Development
Opportunity Areas:

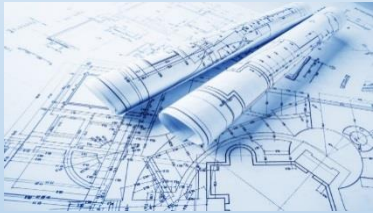
*Refer to the Northern Area T.F. District: the Embury-Fordham

Conditional Zoning & Land Use Plan Amendment Existing Procedure



Utilization of Conditional Zoning

- Numerous discussions with applicants, but only one application for a Conditional Zoning District (Does not require a Land Use Plan Amendment)

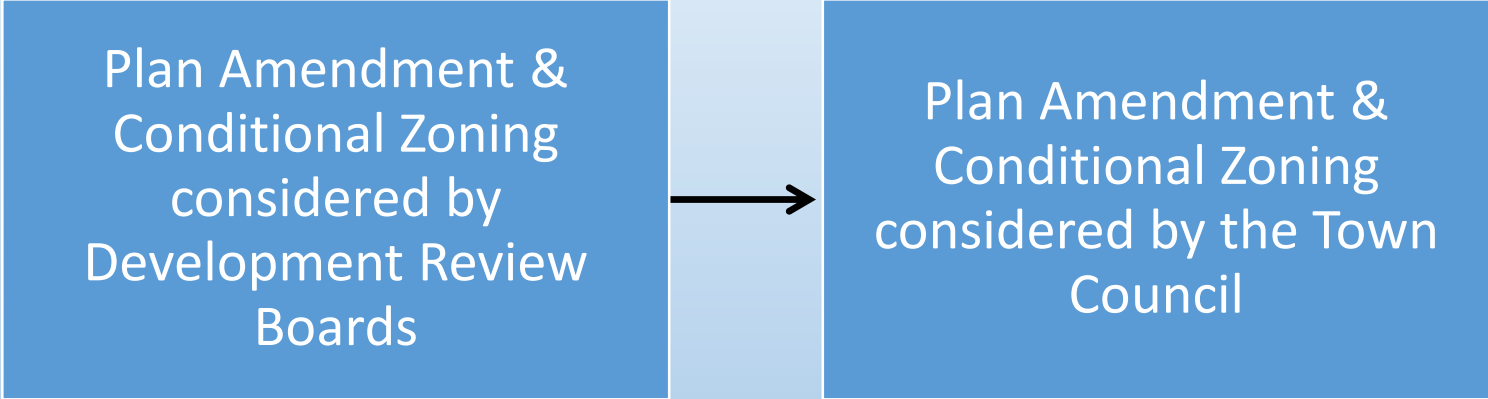


- Concern that the Town may be reluctant to amend the Land Use Plan absent the development specifics



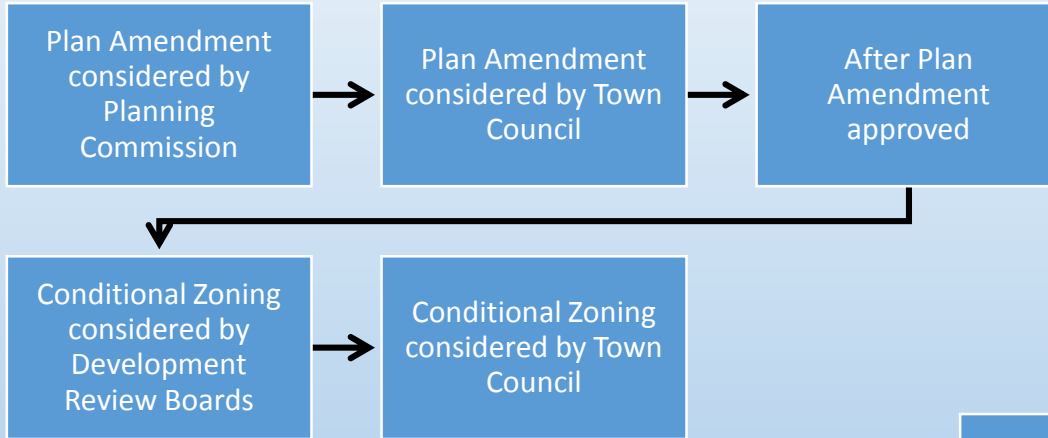
- Time required to receive Land Use Plan amendment before submitting a conditional zoning application

Conditional Zoning & Land Use Plan Amendment Proposed Procedure

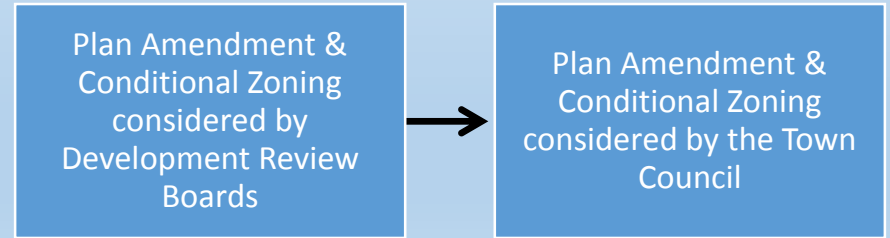


Conditional Zoning & Land Use Plan Amendment

Existing Procedure



Proposed Procedure



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