

ORDINANCE A
(Enacting the Zoning Atlas Amendment)

AN ORDINANCE AMENDING 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 (2019-05-22/O-3)

WHEREAS, residents of the Historic Rogers Road Area in Northwest Chapel Hill and Northern Carrboro partnered with the Marian Cheek Jackson Center to author a report entitled *Rogers Road: Mapping Our Community's Future*, completed in May 2016; and

WHEREAS, the Town Council subsequently requested that Town staff develop new zoning standards for the Rogers Road area, based on the recommendations of the report along with additional community input; and

WHEREAS, on May 22, 2019, the Council of the Town of Chapel Hill amended the Land Use Management Ordinance to respond to the interests outlined in *Rogers Road: Mapping Our Community's Future* by establishing the Historic Rogers Road Neighborhood District and four associated Subdistricts; and

WHEREAS, the Council has considered a Town-initiated proposal to amend the Town of Chapel Hill Zoning Atlas to apply the HR-L and HR-M Subdistricts to certain properties in the Historic Rogers Road Area; and

WHEREAS, upon consideration the Council finds that the ordinance is reasonable and in the public's interest and is warranted to achieve the purposes of the Comprehensive Plan, as explained by, but not limited to, the following goals of the Comprehensive Plan:

- A range of housing options for current and future residents (Goal A Place for Everyone.3)
- A welcoming and friendly community that provides all people with access to opportunities (Goal A Place for Everyone.4)
- Foster success of local businesses (Goal Community Prosperity and Engagement.2)
- Promote a safe, vibrant, and connected (physical and person) community (Goal Community Prosperity and Engagement.3)
- A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (Goal Getting Around.2)
- A development decision-making process that provides clarity and consistency with the goals of the Chapel Hill 2020 comprehensive plan (Goal Good Places New Spaces.3)
- A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill's character for residents, visitors, and students (Goal Good Places New Spaces.5)
- Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment (Goal Good Places New Spaces.8)
- Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic (Goal Nurturing Our Community.8)

NOW, THEREFORE, BE IT ORDAINED by the Council of the Town of Chapel Hill that Chapel Hill Zoning Atlas is amended as follows:

SECTION 1

Properties in and near the Phoenix Place neighborhood, generally fronting on Purefoy Dr, Edgar St, Phoenix Dr, Lizzie Ln, and Grace Circle, are hereby rezoned from Residential-1 (R-1) to Historic Rogers Road-Medium Density (HR-M). These properties are described by the following Orange County Parcel Identifier Numbers:

| | | | |
|------------|------------|------------|------------|
| 9870642676 | 9870642589 | 9870646397 | 9870648763 |
| 9870548312 | 9870642741 | 9870646493 | 9870648769 |
| 9870548703 | 9870642758 | 9870646499 | 9870648864 |
| 9870552467 | 9870642854 | 9870646595 | 9870648960 |
| 9870552889 | 9870642860 | 9870646691 | 9870651014 |
| 9870555241 | 9870643245 | 9870646697 | 9870653015 |
| 9870558009 | 9870643697 | 9870646793 | 9870653065 |
| 9870640249 | 9870644463 | 9870646798 | 9870654025 |
| 9870640346 | 9870644659 | 9870646884 | 9870654085 |
| 9870640432 | 9870644748 | 9870646981 | 9870655045 |
| 9870640487 | 9870644846 | 9870648367 | 9870656005 |
| 9870640573 | 9870644931 | 9870648371 | 9870656066 |
| 9870640579 | 9870644935 | 9870648463 | 9870657016 |
| 9870640767 | 9870645506 | 9870648469 | 9870658062 |
| 9870641245 | 9870645838 | 9870648565 | 9870658160 |
| 9870642478 | 9870645899 | 9870648661 | |
| 9870642572 | 9870646390 | 9870648667 | |

SECTION 2

Properties in portions of the Rusch Hollow neighborhood, generally fronting on Zieger Ln and Cattail Ln, are hereby rezoned from Residential-Special Standards-Conditional Use (R-SS-C) to Historic Rogers Road-Low Density (HR-L). These properties are described by the following Orange County Parcel Identifier Numbers:

| | | | |
|------------|------------|------------|------------|
| 9870535539 | 9870538822 | 9870539913 | 9870631707 |
| 9870535661 | 9870538892 | 9870539983 | 9870631913 |
| 9870536627 | 9870538931 | 9870630953 | |
| 9870537702 | 9870539862 | 9870631602 | |
| 9870537759 | 9870539867 | 9870631608 | |

SECTION 3

Other properties in the Historic Rogers Road Neighborhood are hereby rezoned from Residential-1 (R-1) to Historic Rogers Road-Low Density (HR-L). These properties are described by the following Orange County Parcel Identifier Numbers:

| | | | |
|------------|------------|------------|------------|
| 9870357767 | 9870447452 | 9870451078 | 9870451708 |
| 9870437814 | 9870447551 | 9870451228 | 9870452520 |
| 9870441955 | 9870450445 | 9870451271 | 9870452754 |
| 9870445604 | 9870450658 | 9870451516 | 9870453385 |

| | | | |
|------------|------------|------------|------------|
| 9870455071 | 9870538432 | 9870555741 | 9870645064 |
| 9870456115 | 9870538635 | 9870631586 | 9870647011 |
| 9870456572 | 9870539462 | 9870631992 | 9870651529 |
| 9870532934 | 9870541052 | 9870633427 | 9870655148 |
| 9870533844 | 9870544003 | 9870633930 | 9870751483 |
| 9870534725 | 9870545053 | 9870635326 | 9870764392 |
| 9870535511 | 9870546074 | 9870635517 | 9870860307 |
| 9870536335 | 9870547076 | 9870635811 | 9870864366 |
| 9870537339 | 9870548075 | 9870637316 | |
| 9870537649 | 9870549076 | 9870637518 | |
| 9870537672 | 9870550605 | 9870637810 | |

SECTION 4

This ordinance shall be effective upon enactment.

This the 22nd day of May, 2019.