



CONSIDER 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

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Ben Hitchings, Director
Corey Liles, Principal Planner

PROPERTY ADDRESS Historic Rogers Road Neighborhood (see Proposed Zoning Map)	BUSINESS MEETING DATE May 22, 2019	REQUESTED BY Town of Chapel Hill																														
STAFF RECOMMENDATION That the Council 1) close the public hearing; 2) adopt the Resolution of Consistency with the Comprehensive Plan; and 3) enact Ordinance A to amend the Town of Chapel Hill Zoning Atlas.																																
UPDATES SINCE PUBLIC HEARING Staff have updated the Proposed Zoning Map to exclude the following lots from rezoning at this time: <ul style="list-style-type: none"> • <u>Lots along Billabong Lane</u>. These lots were platted and built upon after the closure of the landfill. Based on this criteria and discussion with residents, this area is not considered part of the Historic Neighborhood. • <u>Lots at the north end of Merin Road</u>. These lots are considered part of the Historic Neighborhood, however they are separated from the area currently proposed for rezoning by the Greene Tract. These lots could be considered for a future rezoning. 																																
ITEM OVERVIEW The Towns of Chapel Hill and Carrboro have partnered on a project to establish new zoning standards for the Historic Rogers Road Area (see preceding agenda item). This effort is designed to reflect the interests of residents and implement the recommendations of <i>Rogers Road: Mapping Our Community's Future</i> . The proposed amendments to the Zoning Atlas would apply the proposed Historic Rogers Road Neighborhood District, following enactment of the District as a LUMO Text Amendment.																																
PROCESS <table border="0" style="width: 100%;"> <tr> <td style="width: 35%;">1. Consultant Background Review</td><td style="width: 25%;">Sept.-Nov. 2018</td><td style="width: 40%;"></td></tr> <tr> <td>2. Community Engagement</td><td>Oct. 2018- Jan. 2019</td><td>The Town of Carrboro is conducting a parallel process to consider rezoning the portion of the neighborhood in their jurisdiction.</td></tr> <tr> <td>3. Draft Zoning Strategies</td><td>December 2018</td><td></td></tr> <tr> <td>4. Council Update</td><td>February 2019</td><td></td></tr> <tr> <td>5. Draft Zoning Code</td><td>February 2019</td><td>The Land Use Management Ordinance establishes the intent of Zoning Atlas Amendments by stating that, "In order to establish and maintain sound, stable, and desirable development within the planning jurisdiction of the Town it is intended that this chapter shall not be amended except:</td></tr> <tr> <td>6. Additional Community Engagement</td><td>March 2019</td><td> <ul style="list-style-type: none"> • to correct a manifest error in this chapter; or • because of changed or changing conditions in a particular area or in the jurisdiction generally; or • to achieve the purposes of the Comprehensive Plan."</td></tr> <tr> <td>7. Advisory Board Review</td><td>March 2019</td><td></td></tr> <tr> <td>8. Planning Commission Recommendation</td><td>April 2019</td><td></td></tr> <tr> <td>9. Open Council Public Hearing</td><td>April 2019</td><td></td></tr> <tr> <td>10. Close Hearing and Consider Action</td><td>May 2019</td><td></td></tr> </table>			1. Consultant Background Review	Sept.-Nov. 2018		2. Community Engagement	Oct. 2018- Jan. 2019	The Town of Carrboro is conducting a parallel process to consider rezoning the portion of the neighborhood in their jurisdiction.	3. Draft Zoning Strategies	December 2018		4. Council Update	February 2019		5. Draft Zoning Code	February 2019	The Land Use Management Ordinance establishes the intent of Zoning Atlas Amendments by stating that, "In order to establish and maintain sound, stable, and desirable development within the planning jurisdiction of the Town it is intended that this chapter shall not be amended except:	6. Additional Community Engagement	March 2019	<ul style="list-style-type: none"> • to correct a manifest error in this chapter; or • because of changed or changing conditions in a particular area or in the jurisdiction generally; or • to achieve the purposes of the Comprehensive Plan."	7. Advisory Board Review	March 2019		8. Planning Commission Recommendation	April 2019		9. Open Council Public Hearing	April 2019		10. Close Hearing and Consider Action	May 2019	
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ATTACHMENTS	1. Proposed Zoning Map 2. Resolution of Consistency with the Comprehensive Plan 3. Ordinance A (Enacting the Zoning Atlas Amendment) 4. Resolution B (Denying the Zoning Atlas Amendment)																															