



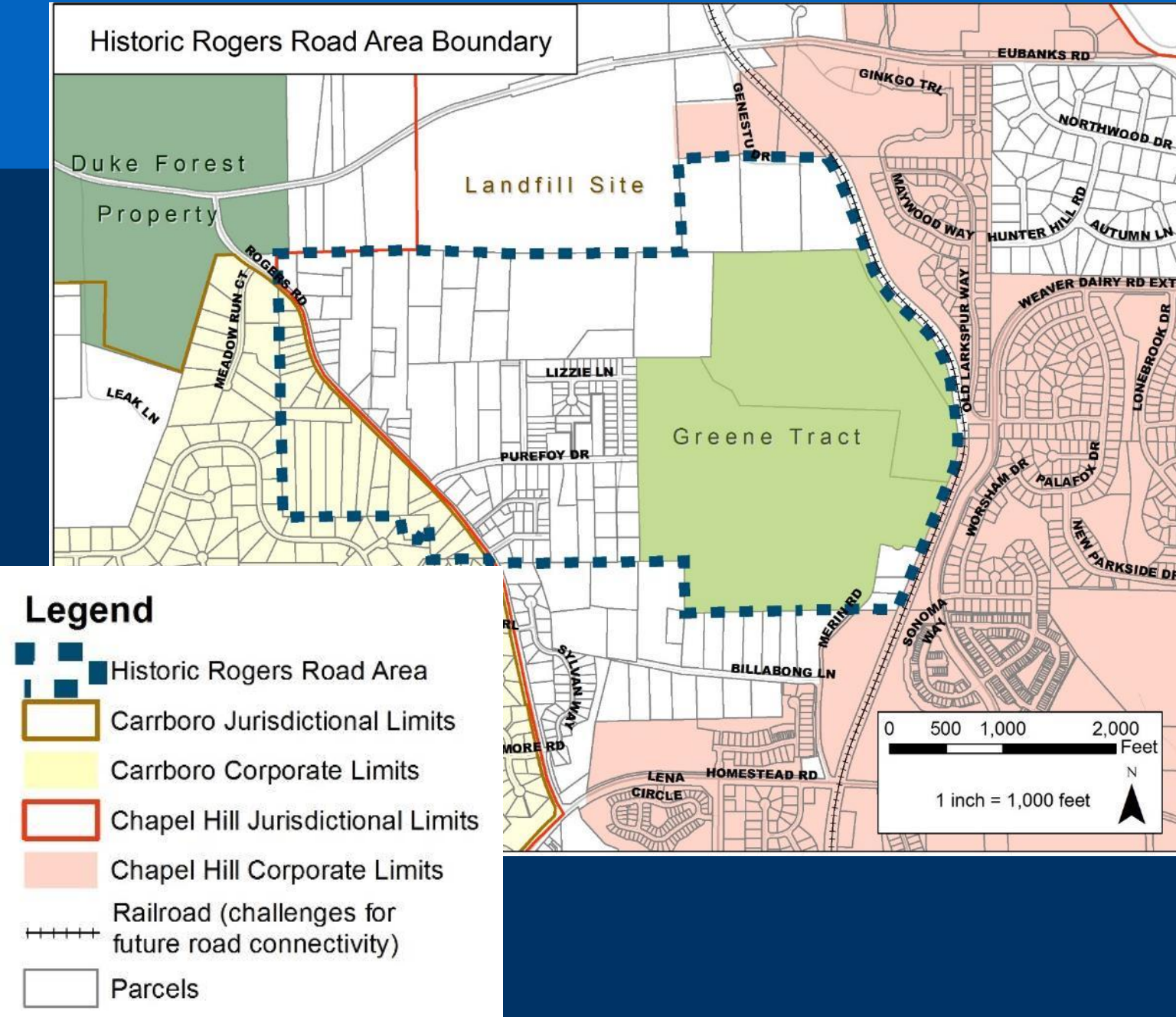
Rogers Road Zoning Text Amendments



Council Business Meeting
May 22, 2019

DRAFT

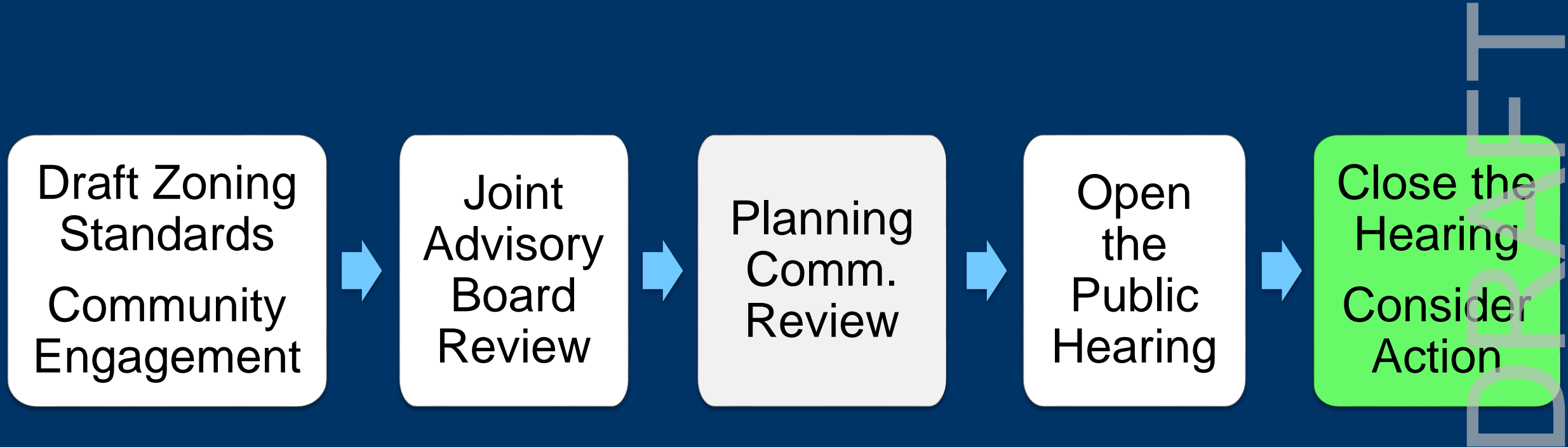
Study Area



- Northwest Chapel Hill / Northern Carrboro
- Settlement dates back to 1700's
- Adjacent to former landfill site

DRAFT

Where is this item?



Parallel review underway in Carrboro

Staff Recommendation

- Close the Public Hearing
- Adopt Resolution of Consistency with the Comprehensive Plan
- Enact the Text Amendment Ordinance

DRAFT

HISTORIC ROGERS ROAD NEIGHBORHOOD

Chapel Hill Town Council

MAY 22, 2019



DRAFT

ZONING FOR A STRONG AND CONNECTED
NEIGHBORHOOD



AGENDA

- Recap
- Context
- Revisiting MOCF
- Changes since public hearing
- Home occupations
- Common feedback & responses



PROJECT RECAP

DRAFT

PURPOSE

Develop appropriate zoning standards for the Rogers Road neighborhood –
keep what you love, add what you need.

DRAFT

PROCESS

Timeline: September 2018- May 2019

Engagement: Six public meetings, zoning info posters, glossary, Vision Book

Work products: Background memo, outline, strategies report , draft/final ordinance, graphic summary document

DRAFT

ZONING RECOMMENDATION

Establish the Historic Rogers Road Neighborhood Zoning District

- New base zoning district
- Create “character areas” to address nuances in the neighborhood
- Honor the goals, vision, and stated needs of *Mapping Our Community’s Future*

DRAFT

ZONING SUB-DISTRICTS

MAPPED DISTRICTS:

Residential Low Density (HR-L): Protects character of existing lower-density areas while providing for compatible new development

Residential Medium Density (HR-M):
Designates appropriate areas for medium-density residential development

DRAFT

ZONING SUB-DISTRICTS

UN-MAPPED DISTRICTS:

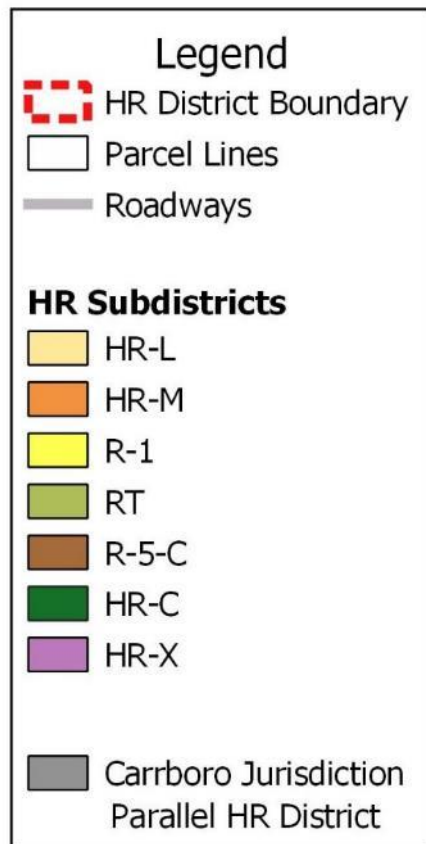
Housing & Employment Mixed Use (HR-X)

Provides nodes in the neighborhood with a broader range of housing and employment options

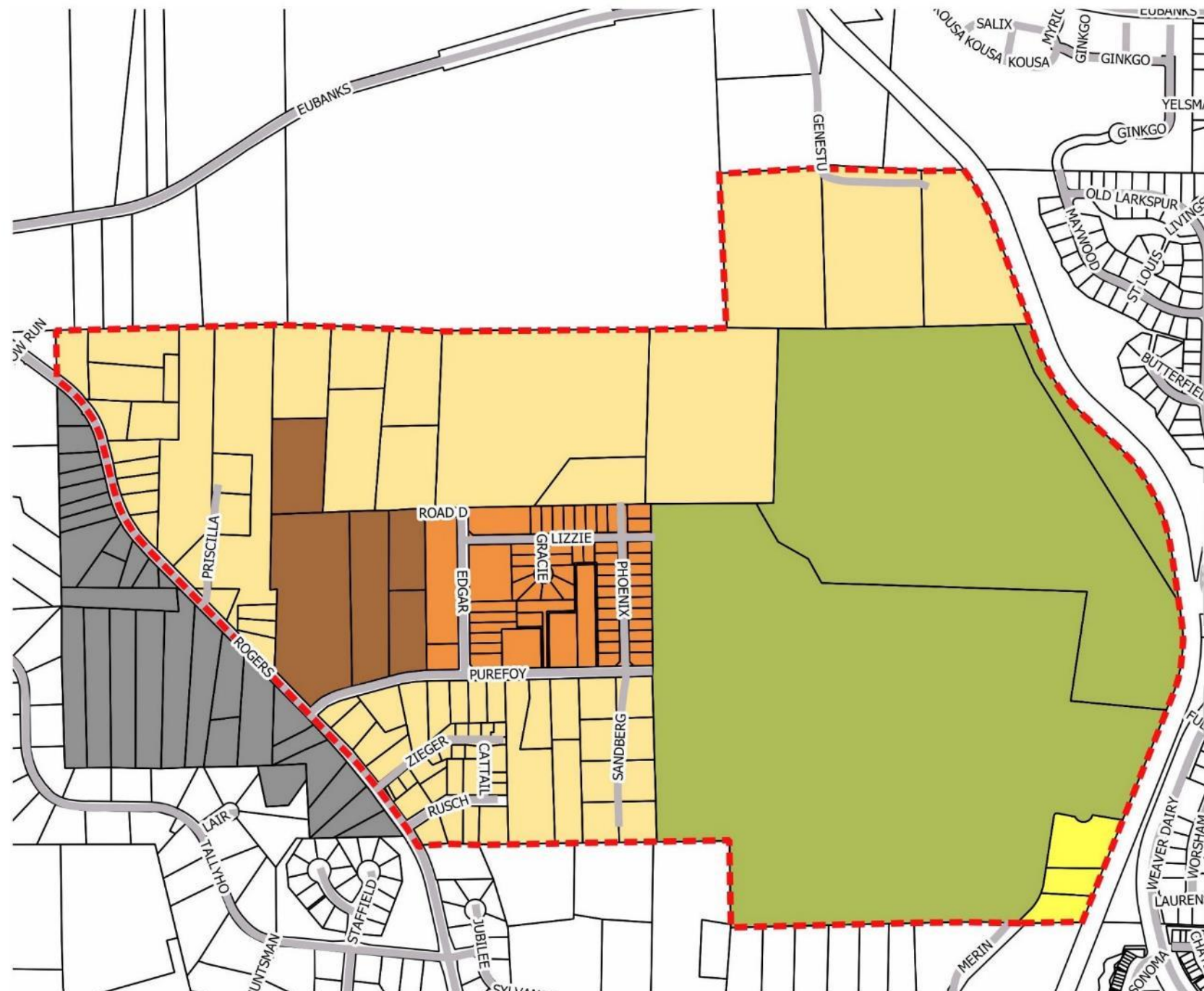
Conservation (HR-C)

Preserves and protects environmentally sensitive areas, as well as lands under joint management by the Town of Chapel Hill and Orange County.

DRAFT



1:10000

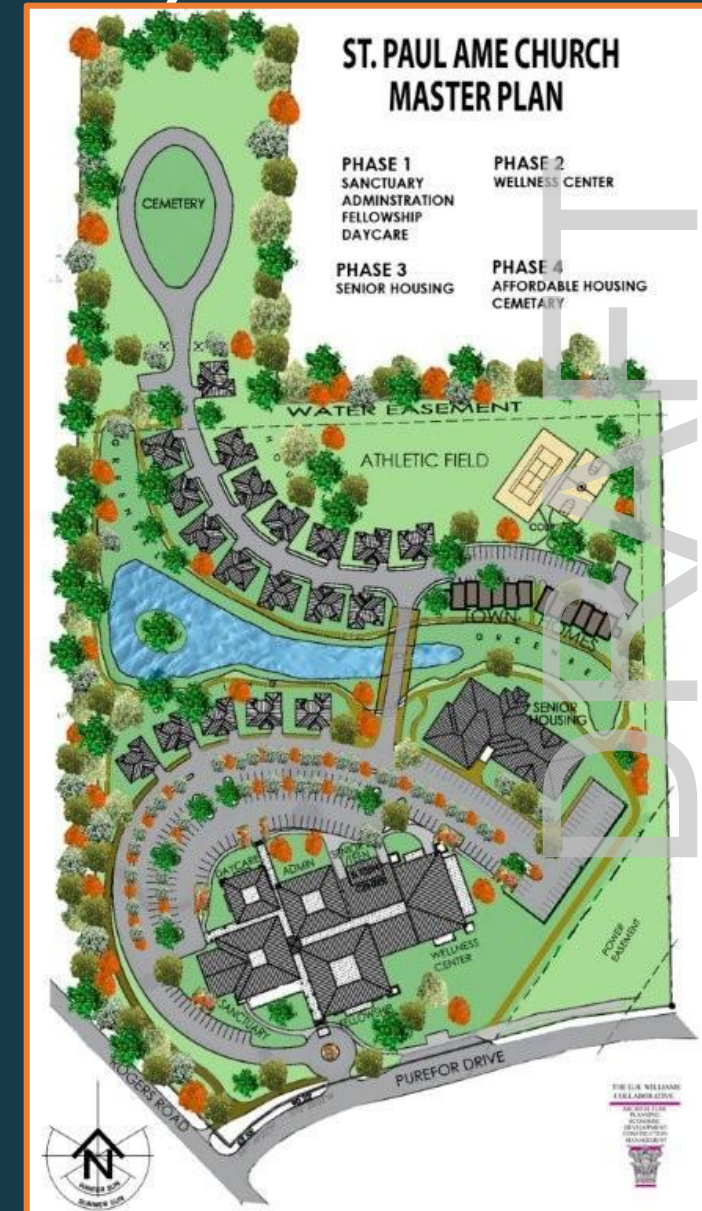
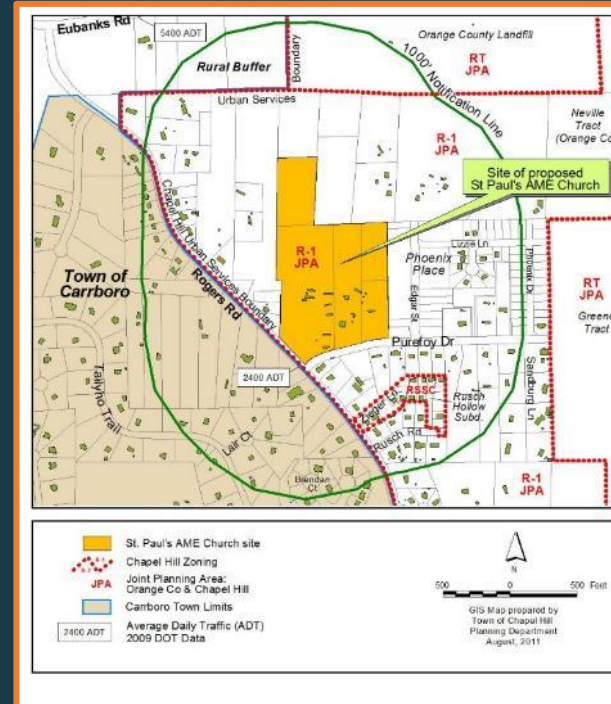


CONTEXT

DRAFT

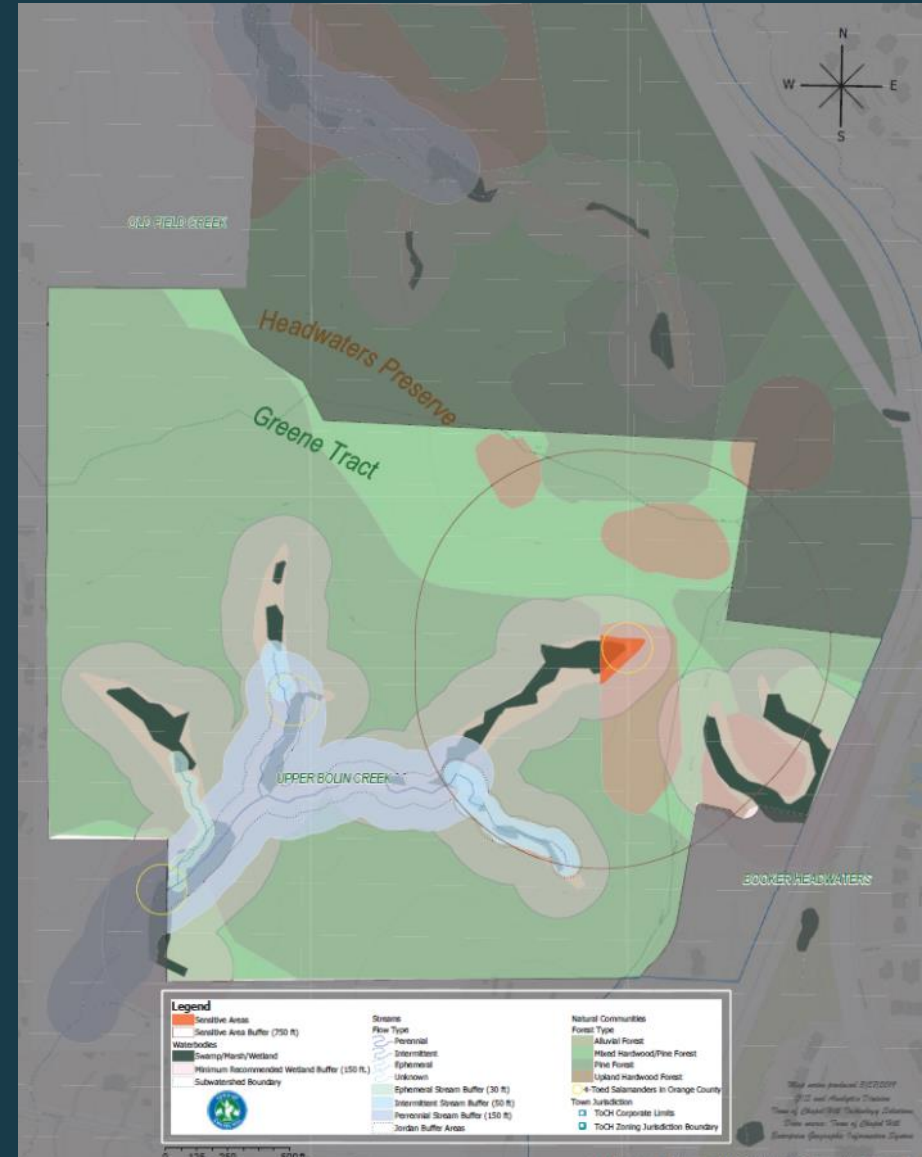
ST. PAUL VILLAGE (SUP)

- Existing SUP located within the Rogers Road neighborhood
- R-5-C zoning – no proposed change



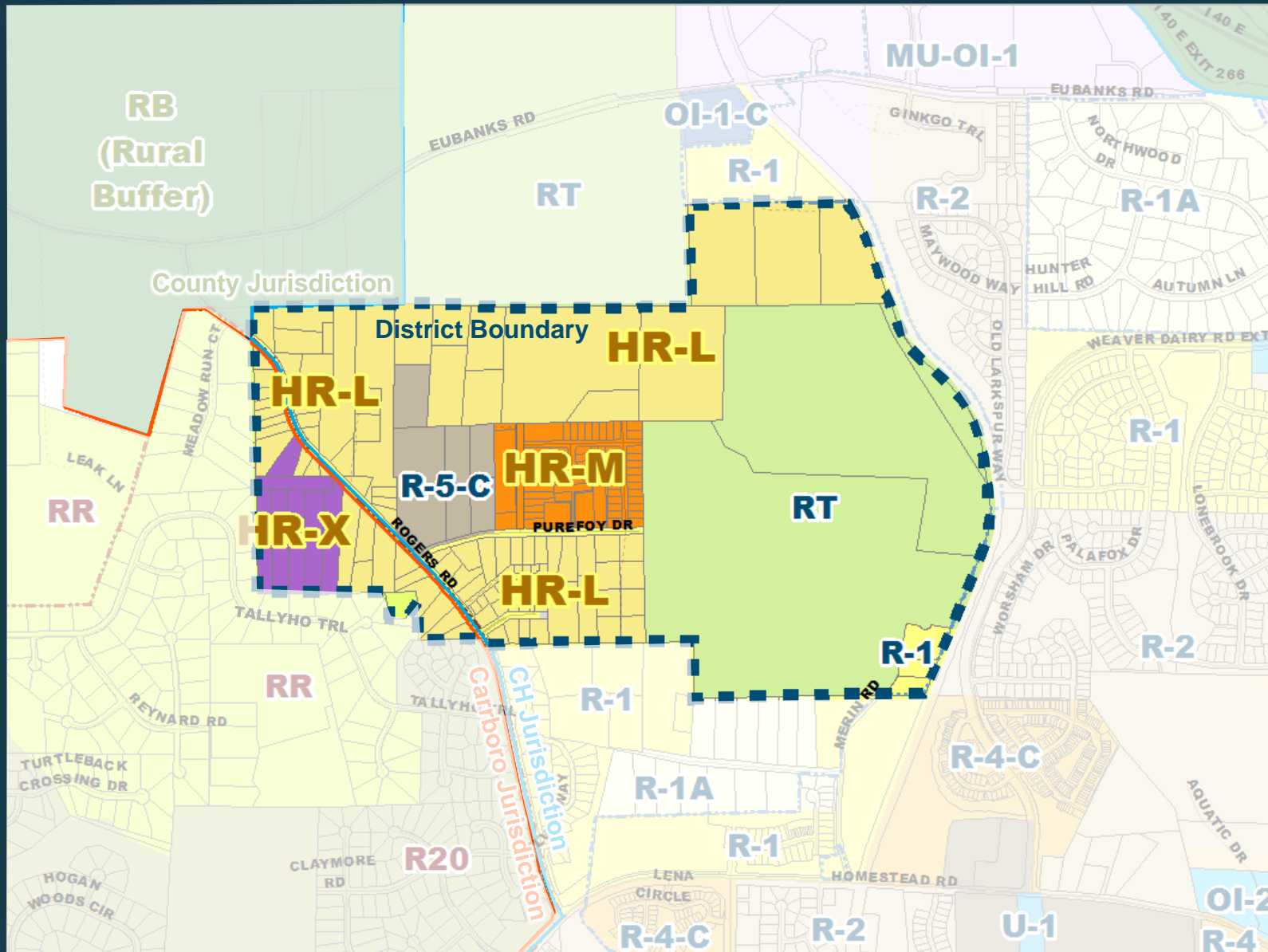
GREENE TRACT

- Ongoing discussion of future land uses
- RT zoning – no proposed change



DRAFT

SURROUNDING ZONING



No rezoning proposed:

- St Paul Village
- Greene Tract
- Inman lots

DRAFT

MAPPING OUR COMMUNITY'S FUTURE

DRAFT

MAPPING OUR COMMUNITY'S FUTURE



Retain families who have lived here for decades/
generations



Connect us with each other and the larger
community



Preserve socioeconomic and cultural diversity
for the future



Respect the physical/natural character of the
neighborhood



Rogers Road:
Mapping our Community's Future

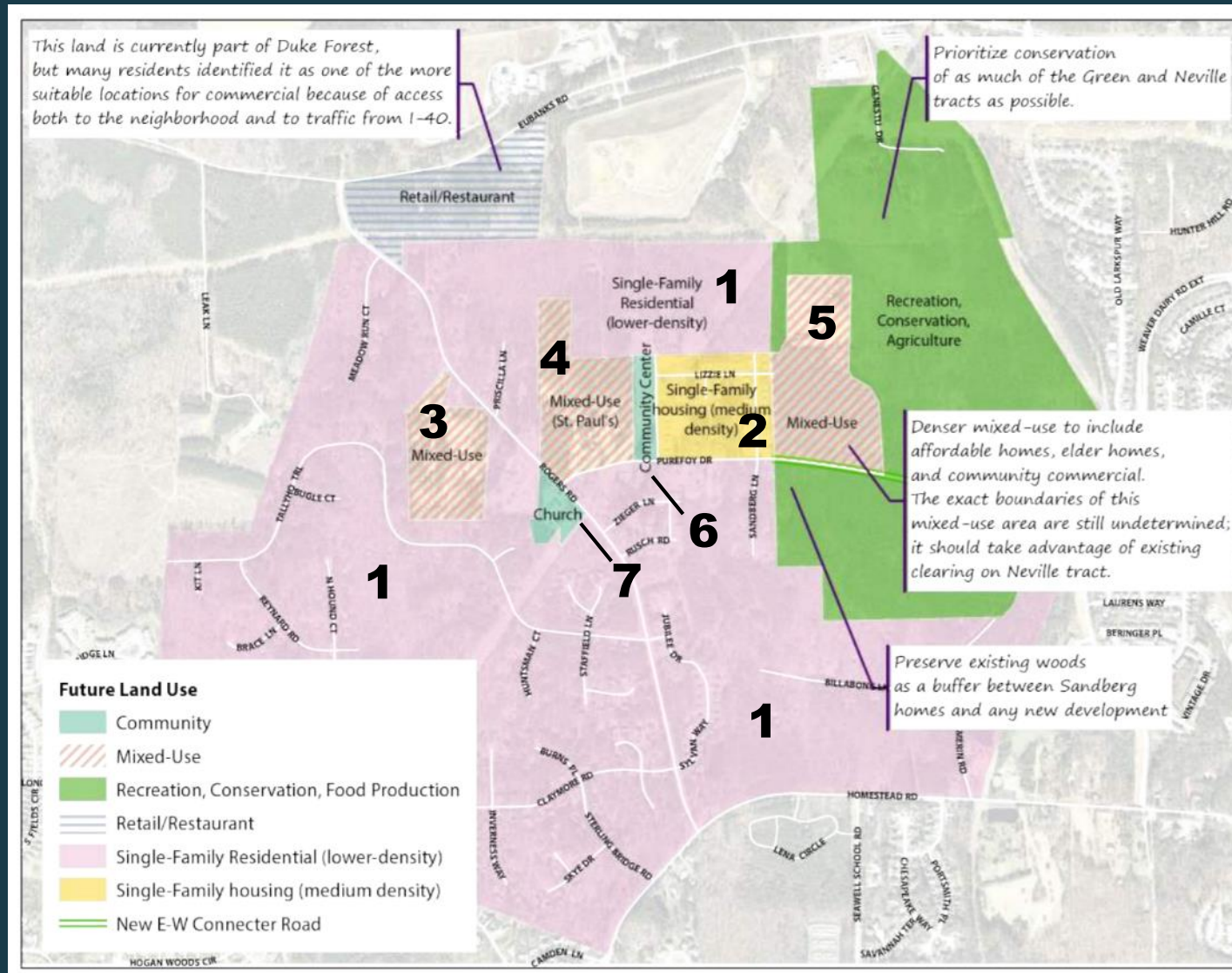
MAY 2015

The completion of an intensive 9-month planning effort with community stakeholders
to create a shared vision for Rogers Road development for the next 20 years & beyond.

DRAFT

FUTURE LAND USE MAP

MAPPING OUR COMMUNITY'S FUTURE



1 Single-Family Residential (lower density)

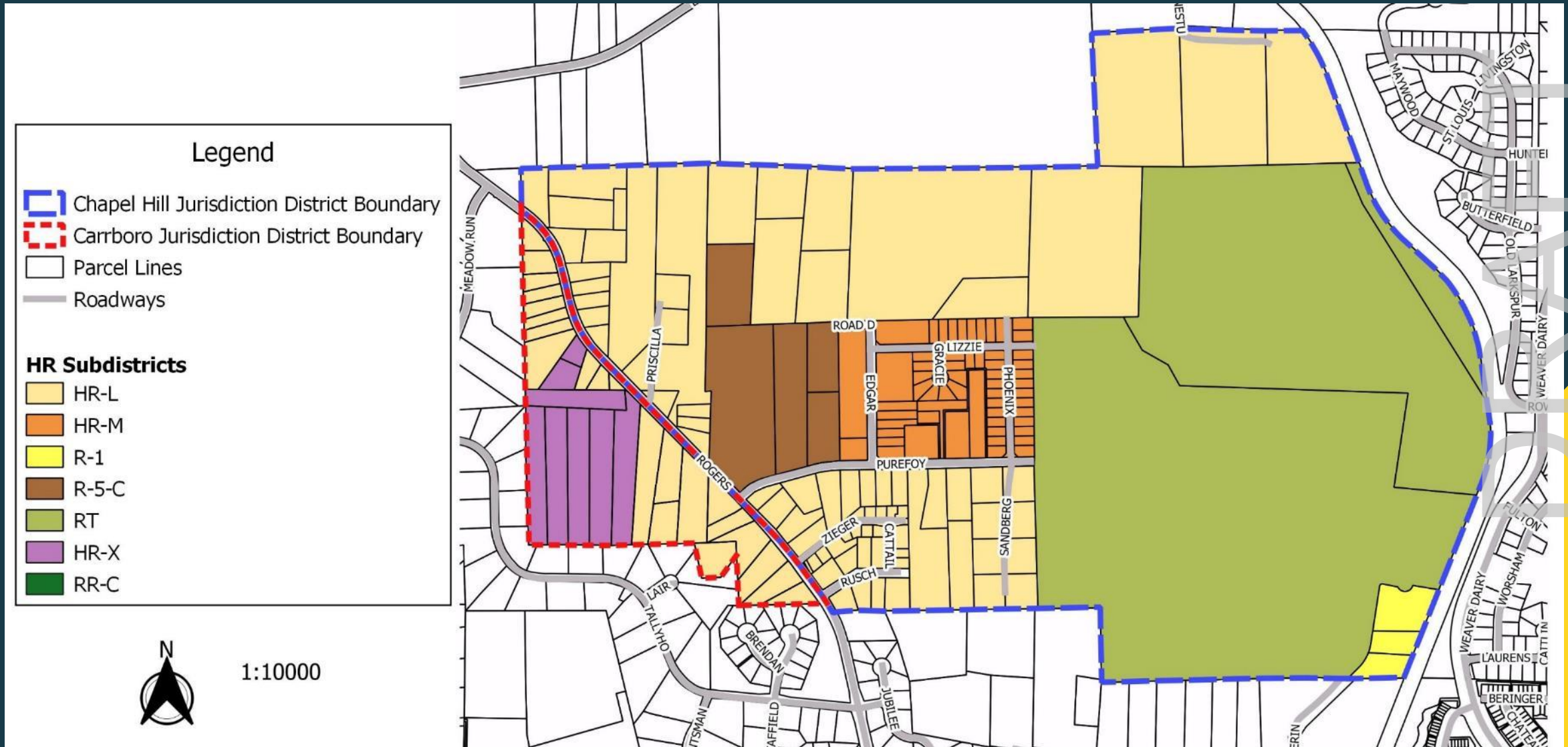
2 Single-Family Residential (medium density)

3,4,5 Mixed Use

6,7 Community Center; Church

DRAFT

HISTORIC ROGERS ROAD ZONING DISTRICT MAP





Retain families who have lived here for decades/
generations

- Diverse housing (ADUs, duplexes) supports affordability and aging-in-place
- Increased density in exchange for attainable housing
- More neighborhood opportunities for small business creating economic opportunity (home occupations; HR-X district)

DRAFT



Connect us with each other and the larger community

- Standards support walkability, connectivity, and informal interactions (maximum setback, block length)



Preserve socioeconomic and cultural diversity
for the future

- Diverse housing to support affordability (ADUs, duplexes) and aging-in-place
- More neighborhood opportunities for small business providing access to essential services (HR-X, expanded home occupation definitions)

DRAFT



Respect the physical/natural character of the neighborhood

- Context-appropriate design (home size, setbacks, density)
- Open spaces (conservation district, density, lot size)

DRAFT

CHANGES SINCE PUBLIC HEARING

DRAFT

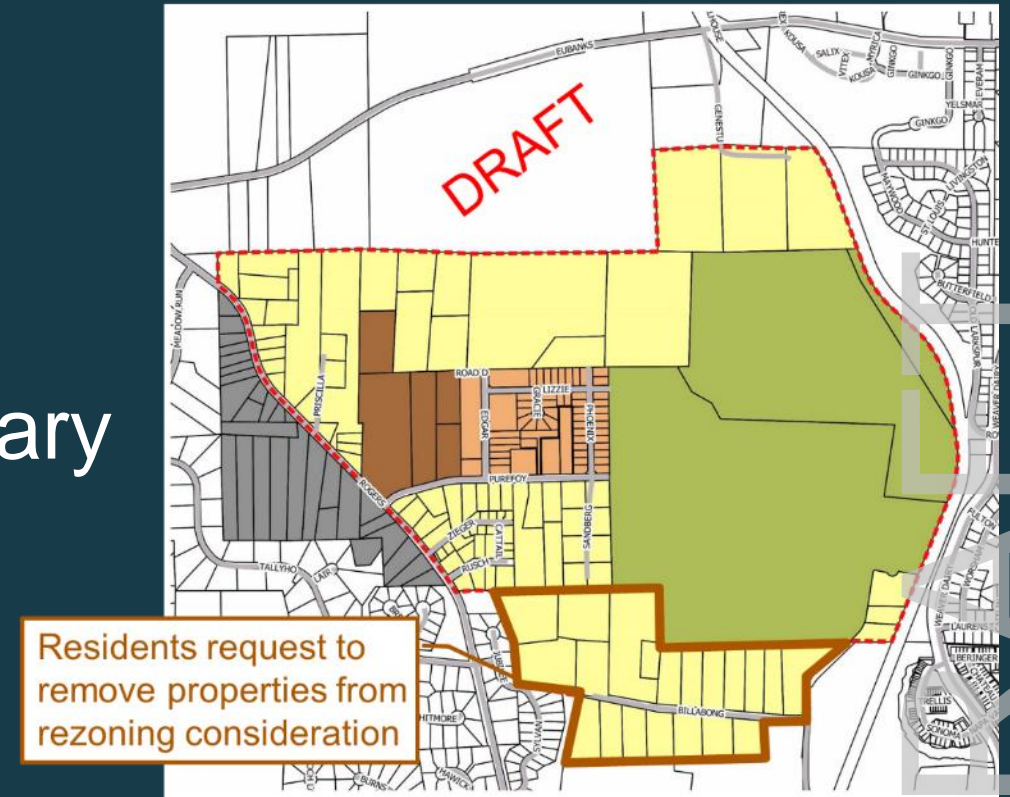
CHANGES

Billabong Lane

- Lots on both sides excluded from rezoning and district boundary

Inman lots

- Excluded from rezoning (3 lots to the southeast of the Greene Tract, at the end of Merin Rd.)



Street locations

- Text-based standards only
- Ensure new streets located to serve lots on both sides

CHANGES

Major home occupations:

- Allow cantilevered signs
- Remove lot size requirement
- Nuisance activities must either meet 60 ft setback OR must be fully enclosed/indoors
- Remove prohibited business types



DRAFT

CHANGES

Triplexes: Added affordability requirement

Permitted for **nonprofit** tax exempt organizations involving permanent residential development in which annual **documentation is provided** that 100% of the dwelling units will be occupied by **low-moderate income** households (less than 80% AMI) in perpetuity

DRAFT

HOME OCCUPATIONS

DRAFT

MAJOR VS. MINOR HOME OCCUPATIONS

	MAJOR	MINOR
Zoning Permit	Required	Required
Employees	Limit of 6 non-resident FTEs	Limit of 1 non-resident FTE
Size	≤ 50% heated square footage of home (not including accessory structures)	≤ 35% and/or ≤ 750 sq. ft. of DU floor area + accessory structures
Location of Business Activities	Must meet setback requirements OR be fully enclosed/indoors	No external evidence of home occupation
Traffic/ Parking	<ul style="list-style-type: none">• Off-street parking for all business-related vehicles• No more than 3 business-related vehicles visible from roadway/adjacent lots• Business-related vehicles beyond 3 must be parked onsite and screened (Type C buffer or 6' opaque fence/wall)	<ul style="list-style-type: none">• Maximum 3 vehicles parked at anytime on- or off-street (non-residential)• No regular pick-up/delivery by commercial vehicles• No excessive traffic/parking

MAJOR VS. MINOR HOME OCCUPATIONS

	MAJOR	MINOR
Signage (non-illuminated)	Wall sign (≤ 8 sq ft) OR Cantilevered ground sign (≤ 4 sq ft)	Wall signage (≤ 4 sq. ft.)
Prohibitions	<ul style="list-style-type: none">The sale of goods incidental to a service is permitted (ie shampoo in a salon)	<ul style="list-style-type: none">No noise, vibration, odor, glare, or electrical or communication interference detectable off the lot / outside the dwellingThe sale of goods incidental to a service is permitted
Screening/ Buffering	Screen outdoor storage of materials/equipment with Class C buffer or 6' opaque fence/wall	N/A
Hours of Operation	No noise, vibration, odor, dust, light or glare between 6 PM and 8 AM	N/A
Events	Allowed 1 per year	N/A

COMPARISON TO PEER COMMUNITIES

Typical Ordinance Provisions for Major Home Occupations

INCLUDED IN PROPOSED ZONING:

- ✓ Permit required
- ✓ Limit number of off-site employees
- ✓ Limit size of business space
- ✓ Limit number of generated trips, parking, and/or customer visits
- ✓ Limit or prohibit signs
- ✓ Limit on-site sale of goods
- ✓ Limit or prohibit storage of equipment and vehicles
- ✓ Restrictions on nuisances (noise, glares, odor, dust, etc)

NOT CURRENTLY PROPOSED:

- Prohibited business types
- Limit or prohibit use of accessory structures
- Minimum lot size

COMMUNITIES STUDIED

Orange County

Gastonia

Raleigh

Greensboro

Winston-Salem

FEEDBACK & RESPONSES

DRAFT

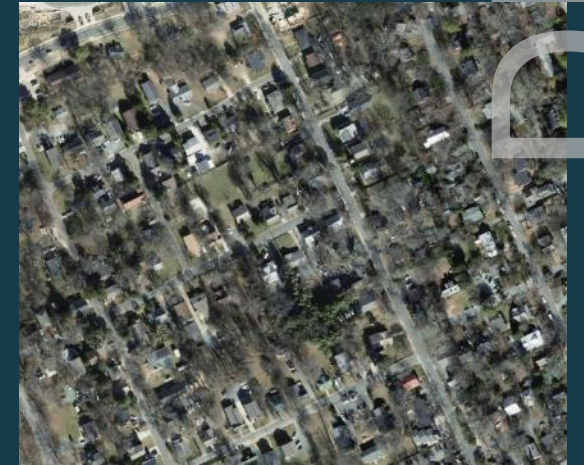
COMMON FEEDBACK

Existing home-based businesses:

- Required to meet new standards
- Minimum lot size removed; flexibility on setbacks
- Variance option

Block length:

- Keep at 850' (same as Phoenix Place)



DRAFT

COMMON FEEDBACK

Stormwater:

- All new development subject to standards applied town-wide

Traffic impacts:

- Street standards encourage connectivity
- TIA required for larger projects
- Improvements and/or traffic calming for Rogers Road could be a future project for the Town(s) to consider

DRAFT

COMMON FEEDBACK

Compatibility of mixed use sub-district:

- Mainly housing and small service-based businesses
- No retail
- Buffering required to transition between uses/ mitigate impacts
- Key part of MOCF vision and future land use plan

DRAFT

COMMON FEEDBACK

ADU size:

- Required to meet the limits typically required by LUMO

Retail:

- Not allowed in HR-X
- Permits for future building upfits allow a determination for Change in Use
- Potential future item to revisit



DRAFT

Planning Commission Recommendation

- Recommend approval of text amendment
- Consistency with Comp Plan
- 450-500 ft minimum block size
- Mixed Use subdistrict
 - Allow convenience retail
 - 10 ft min street setback
- Flexibility for home businesses
 - ✓ No minimum lot size
 - ✓ Allow product sales ancillary to services
 - ✓ No prohibited businesses
 - Exempt existing major home occupations from new standards

DRAFT

Staff Recommendation

- Close the Public Hearing
- Adopt Resolution of Consistency with the Comprehensive Plan
- Enact the Text Amendment Ordinance

DRAFT