



# TOWN OF CHAPEL HILL

Town Hall  
405 Martin Luther King Jr.  
Boulevard  
Chapel Hill, NC 27514

## Legislation Details (With Text)

**File #:** [20-0760]      **Version:** 1      **Name:**

**Type:** Consent      **Status:** Passed

**File created:** 10/8/2020      **In control:** Town Council

**On agenda:** 11/4/2020      **Final action:** 11/4/2020

**Title:** Continue the Public Hearing on a Land Use Management Ordinance Text Amendment for Townhomes in the Blue Hill District to November 18, 2020.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. A RESOLUTION CONTINUING A PUBLIC HEARING TO CONSIDER A LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT TO SECTION 3.11 REGARDING TOWNHOME STANDARDS IN THE BLUE HILL DISTRICT (2020-11-04/R-4)

Date	Ver.	Action By	Action	Result
11/4/2020	1	Town Council	adopted	Pass

### Continue the Public Hearing on a Land Use Management Ordinance Text Amendment for Townhomes in the Blue Hill District to November 18, 2020.

**Staff:**

Judy Johnson, Interim Director  
Corey Liles, Principal Planner

**Department:**

Planning

**Overview:** The Town Council approved an update to Building Massing Standards in the Blue Hill District on [February 19, 2020 <https://chapelhill.legistar.com/MeetingDetail.aspx?ID=742166&GUID=38774185-AE7C-4E99-8A6D-ACE46A378585>](https://chapelhill.legistar.com/MeetingDetail.aspx?ID=742166&GUID=38774185-AE7C-4E99-8A6D-ACE46A378585). In the same discussion, Council asked staff to further refine standards supporting townhome projects. On [September 30, 2020 <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4651488&GUID=C0A5AAD6-792B-4590-AEE7-3CE45101ADF6>](https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4651488&GUID=C0A5AAD6-792B-4590-AEE7-3CE45101ADF6), Council continued the public hearing to November 4, 2020. Staff is now recommending that Council continue the hearing to November 18th, due to the large number of agenda items scheduled for the November 4<sup>th</sup> Council Meeting.

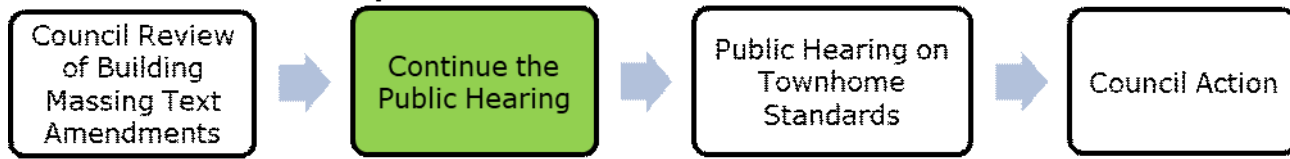
☆ **Recommendation(s):**

That the Council adopt the resolution continuing the public hearing on the proposed text amendment for townhome standards in the Blue Hill District to November 18, 2020.

**Additional Information:**

- Recent changes to the Blue Hill District Form-Based Code (Section 3.11 of the Land Use Management Ordinance) regarding mixture of uses and building massing were the result of a Council Petition submitted in March 2018.
- During a study of building massing in response to the Council Petition, the consultant advised that townhome projects in the Blue Hill District are likely to be unfeasible because of a requirement that projects include commercial space. The proposed text amendment is intended to address this issue.

**Where is this item in its process?**



**Attachments:**

- Resolution

**A RESOLUTION CONTINUING A PUBLIC HEARING TO CONSIDER A LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT TO SECTION 3.11 REGARDING TOWNHOME STANDARDS IN THE BLUE HILL DISTRICT (2020-11-04/R-4)**

WHEREAS, on March 14, 2018, Council Members petitioned the Mayor and Town Manager to consider solutions for the Blue Hill District that would address community interests including increasing non-residential development, accomplishing the existing goal of 300 new affordable housing units, and addressing building size and massing concerns; and

WHEREAS, on February 19, 2020, Council updated the standards for building massing in the Blue Hill District in response to the petition, through approval of text amendments to Section 3.11 of the Land Use Management Ordinance; and

WHEREAS, based on discussion at the public hearing and the findings of the project consultant, Council asked staff to further study and refine the proposed standards for townhome projects that would exempt projects meeting certain criteria from a nonresidential space requirement; and

WHEREAS, the initial date for a continued public hearing, April 22, 2020, was deferred indefinitely as a result of changes to the Council meeting schedule necessitated by the COVID-19 crisis; and

WHEREAS, on September 30, 2020 the Council adopted a resolution continuing the public hearing to November 4, 2020; and

WHEREAS, the agenda for the November 4, 2020 Council Meeting contains a large number of discussion items.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council continues the Public Hearing to November 18, 2020 at 7:00 p.m. to consider a proposed Land Use Management Ordinance text amendment regarding townhome standards in the Blue Hill District.

This the 4<sup>th</sup> day of November, 2020.

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**The Agenda will reflect the text below and/or the motion text will be used during the meeting.**

By adopting the resolution, the Council continues a public hearing to November 18, 2020 to consider a text amendment regarding townhome standards in the Blue Hill District.