



TOWN OF CHAPEL HILL

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

Legislation Details (With Text)

File #: [18-0235] **Version:** 1 **Name:**
Type: Discussion Item **Status:** Passed
File created: 2/6/2018 **In control:** Town Council
On agenda: 3/21/2018 **Final action:** 3/21/2018
Title: Consider Land Use Management Ordinance Text Amendment - Proposed Revisions to Articles 3 and 4 Related to Conditional Zoning.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Draft Staff Presentation, 2. Manager's Report, 3. Staff Report, 4. Resolution A, Draft Resolution of Consistency, 5. Ordinance, 6. Resolution B, Denying the Proposed Amendments, 7. Resolution C, Amending the Fee Schedule, 8. Resolution D, Preferred Development Review Process during Concept Plan Review, 9. Planning Commission Recommendation, 10. Conditional Zoning Map, 11. Staff Presentation, 12. Council Questions with Staff Response, 13. Chapel Hill 2020 Land Use Plan Permitted Conditional Zoning Map, 14. Chapel Hill 2020 Land Use Plan Map, 15. A RESOLUTION FINDING THAT PROPOSED AMENDMENTS TO ARTICLES 3 AND 4 OF THE CHAPEL HILL LAND USE MANAGEMENT ORDINANCE TO MODIFY CONDITIONAL ZONING PROVISIONS ARE CONSISTENT WITH THE COMPREHENSIVE PLAN (2018-03-21/R-5), 16. AN ORDINANCE AMENDING ARTICLES 3 AND 4 OF THE LAND USE MANAGEMENT ORDINANCE RELATED TO CONDITIONAL ZONING (2018-03-21/O-1), 17. A RESOLUTION TO AMEND THE FEE SCHEDULE ADOPTED FOR FISCAL YEAR 2017-18 (2018-03-21/R-7), 18. A RESOLUTION STATING THAT THE COUNCIL MAY ADVISE APPLICANTS DURING CONCEPT PLAN REVIEW OF COUNCIL'S PREFERRED DEVELOPMENT REVIEW PROCESS (2018-03-21/R-8)

Date	Ver.	Action By	Action	Result
3/21/2018	1	Town Council	adopted	Pass

Consider Land Use Management Ordinance Text Amendment - Proposed Revisions to Articles 3 and 4 Related to Conditional Zoning.

Staff:

Ben Hitchings, Director
Alisa Duffey Rogers, LUMO Project Manager

Department:

Planning and Development Services

Overview: On [November 29, 2017 <http://chapelhill.granicus.com/MetaViewer.php?view_id=21&clip_id=3369&meta_id=181391>](http://chapelhill.granicus.com/MetaViewer.php?view_id=21&clip_id=3369&meta_id=181391), the Town Council amended the Land Use Management Ordinance (LUMO) to expand the use of Conditional Zoning. The effective date for those amendments is April 1, 2018.

Additional revisions are necessary at this time for clarity and to establish a link between the Town's Land Use Plan and Conditional Zoning District applications.



Recommendation(s):

That the Council:

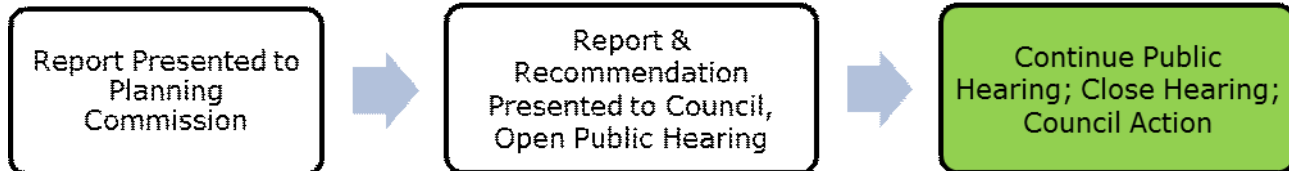
- Close the public hearing;
- Adopt Resolution A, finding that the proposed text amendment is reasonable, in the public's

- interest, and consistent with the Town's Comprehensive Plan;
- Enact the Ordinance amending Articles 3 and 4, related to conditional zoning, of the Land Use Management Ordinance;
- Adopt Resolution C, amending the Fee Schedule; and
- Adopt Resolution D, preferred Development Review Process during Concept Plan Review

Decision Points:

- Should the LUMO be amended to establish a link between the Town's Land Use Plan and conditional zoning district applications?

Where is this item in its process?



Council Goals:

☒		Create a Place for Everyone	☒		Develop Good Places, New Spaces
☐		Support Community Prosperity	☐		Nurture Our Community
☐		Facilitate Getting Around	☐		Grow Town and Gown Collaboration



Attachments:

- Draft Staff Presentation
- Manager's Report
- Staff Report
- Resolution A, Draft Resolution of Consistency
- Ordinance
- Resolution B, Denying the Proposed Amendments
- Resolution C, Amending the Fee Schedule
- Resolution D, Preferred Development Review Process during Concept Plan Review
- Planning Commission Recommendation
- Conditional Zoning Map

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

PRESENTER: Alisa Duffey Rogers, LUMO Project Manager

- a. Introduction and revised recommendations
- b. Comments and questions from the Mayor and Town Council
- c. Motion to adjourn the Public Hearing
- d. Motion to adopt Resolution A, Resolution of Consistency
- e. Motion to enact the Ordinance, amending Articles 3 and 4 of the LUMO related to conditional zoning
- f. Motion to adopt Resolution C, amending the fee schedule
- g. Motion to adopt Resolution D, preferred Development Review Process during Concept Plan Review

RECOMMENDATION: That the Council close the Public Hearing; adopt Resolution A, finding that the proposed text amendment is reasonable, in the public's interest, and consistent with the Town's Comprehensive Plan; enact the Ordinance, amending Articles 3 and 4 related to conditional zoning of the Land Use Management Ordinance; adopt Resolution C, amending the Fee Schedule; and adopt Resolution D, preferred Development Review Process during Concept Plan Review.