



TOWN OF CHAPEL HILL

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

Legislation Details (With Text)

File #: [20-0638] **Version:** 1 **Name:**

Type: Consent **Status:** Passed

File created: 9/8/2020 **In control:** Town Council

On agenda: 9/30/2020 **Final action:** 9/30/2020

Title: Continue the Public Hearing on Land Use Management Ordinance Text Amendment for Townhomes in the Blue Hill District to November 4, 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 (2020-09-30/R-5)

Date	Ver.	Action By	Action	Result
9/30/2020	1	Town Council	adopted	Pass

Continue the Public Hearing on Land Use Management Ordinance Text Amendment for Townhomes in the Blue Hill District to November 4, 2020.

Staff:

Judy Johnson, Interim Director
Corey Liles, Principal Planner

Department:

Planning

Overview: 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. While Council initially planned to continue the public hearing on April 22, 2020, the item was deferred due to the COVID-19 crisis. Adopting this resolution reschedules the continued hearing on townhome standards.

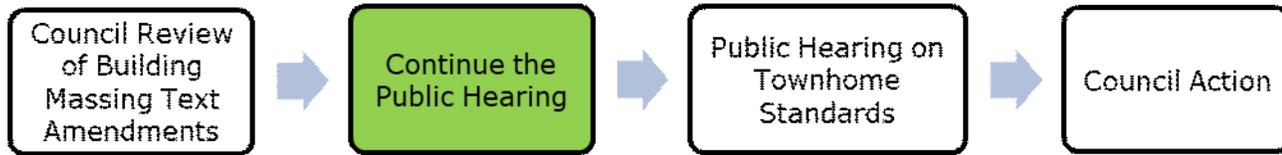
☆ **Recommendation(s):**

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 4, 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 (2020-09-30/R-5)

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, Council continued the public hearing to April 22, 2020, with the intent of reviewing the refined townhome standards on this date; and

WHEREAS, regular Council Meetings following March 4, 2020 were subsequently cancelled due to the COVID-19 crisis, with special meetings being called until the Council adopted a regular schedule in June. These meetings are conducted in a virtual environment; and

WHEREAS, the continued discussion of townhome standards was deferred as a result of changes to the Council meeting schedule.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council continues the Public Hearing to November 4, 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 30th day of September, 2020.

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 4, 2020 to consider text amendment regarding townhome standards in the Blue Hill District.