



TOWN OF CHAPEL HILL

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

Legislation Text

File #: [21-0180], Version: 1

Second Reading to Consider Application for Conditional Zoning - 1200 & 1204 Martin Luther King, Jr. Blvd. from Residential-4 (R-4) and Neighborhood Commercial (NC) to Office/Institutional-2-Conditional Zoning District (OI-2-CZD) and Neighborhood Commercial-Conditional Zoning District (NC-CZD)(PROJECT #19-065).

Staff:

Colleen Willger, Director
Judy Johnson, Assistant Director
Michael Sudol, Planner II

Department:

Planning

Overview: On [February 24, 2021 <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4804531&GUID=9FFF252C-413C-4B4A-BB1C-F608C9B93148&Options=&Search=>](https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4804531&GUID=9FFF252C-413C-4B4A-BB1C-F608C9B93148&Options=&Search=>), the Town Council voted 5-3 on a proposed ordinance to rezone approximately 13.9 acres of a site located at 1200 and 1204 Martin Luther King Jr. Blvd. from Neighborhood Commercial (NC) and Residential-4 (R-4) to Neighborhood Commercial-Conditional Zoning District (NC-CZD) and Office/Institutional-2-Conditional Zoning District (OI-2-CZD). By State law, an ordinance must receive a 2/3 affirmative vote to be enacted on the first reading. The language included on the proposed Conditional Zoning Ordinance is substantially the same as Revised Ordinance A from February 24, 2021. The ordinance today has incorporated minor edits as indicated at the February 24, 2021 meeting. Staff also recommends the Council adopt Resolution B which will revoke the Special Use Permits for the service station/convenience store and the manufactured home park.

Tonight, the rezoning ordinance is back before the Council for second reading. Attached are the agenda materials on the Conditional Zoning application from the February 24 Council meeting.

☆ **Recommendation(s):**

That the Council enact Revised Ordinance A (approving the Conditional Zoning Application) and adopt Resolution B (revoking the Special Use Permits).

📎 **Attachments:**

- Staff Report
- Staff Technical Report
- Project Fact Sheet
- Draft Staff Presentation
- Adopted Resolution of Consistency (2021-02-24/R-6)
- Revised Ordinance A (Approval)
- Resolution B (Revocation of Special Use Permits)
- Resolution C (Denial)
- Applicant materials
- Plan Set

- Restrictive Covenants (prepared by Applicant)
- Planning Commission Recommendation February 22, 2021
- Community Design Commission Recommendation February 23, 2021
- Council Questions with staff and applicant responses February 24, 2021
- Emails from the Public
- Council Questions with staff and applicant responses December 9, 2020
- Supplemental Information to Council about Stackhouse (prepared by Applicant)
- Stackhouse rules for Mobile Home Parks
- Summary of Community Engagement Meeting

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

PRESENTER: Michael Sudol, Planner II

RECOMMENDATION: That the Council enact Revised Ordinance A (approving the Conditional Zoning Application) and adopt Resolution B (revoking the Special Use Permits).