



TOWN OF CHAPEL HILL

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

Legislation Text

File #: [21-0589], **Version:** 1

Call a Public Hearing on September 22, 2021 for the Future Consideration of a Parking Payment-in-Lieu System, Land Use Management Ordinance Text Amendment, and Associated Policy.

Staff:

Judy Johnson, Assistant Director
Dwight Bassett, Director

Department:

Planning
Economic Development and Parking Services

Overview: A change to the Land Use Management Ordinance to set minimum parking requirements in Town Center zoning districts and offer parking payment-in-lieu options.



Recommendation(s):

That the Council adopt a resolution calling a public hearing on September 22, 2021 for a Land Use Management Ordinance Text Amendment to Section 5.9.2.

Additional Information:

- The proposed Land Use Management Ordinance text amendments would require a minimum of 50 percent of the parking proposed in a Town Center zoning district as a payment-in-lieu and provide minimum parking standards in the Town Center zoning districts. Currently properties within the Town Center zoning districts do not have minimum parking standards.
- A proposed Town Code amendment would be considered to update the relevant sections of the Town Code and include a reference to the fee schedule for the appropriate parking payment-in-lieu amount.
- A Council policy to be considered would include an expectation of providing 50 percent of the required parking as a payment-in-lieu for projects receiving Council entitlements in Town Center zoning districts.



Attachments:

- Resolution

A RESOLUTION CALLING A PUBLIC HEARING ON SEPTEMBER 22, 2021 TO CONSIDER A LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT TO SECTION 5.9.2 AND CHAPTER 11A OF THE CODE OF ORDINANCES PERTAINING TO METHODS OF PROVIDING REQUIRED PARKING AND LOADING AND TO SUPPORT A POLICY FOR PARKING PAYMENT-IN-LIEU (2021-06-23/R-8)

WHEREAS, the Town Council sees a need to encourage the best land uses in new development that occurs downtown; and

WHEREAS, having every new development provide their own parking is not the best land use for the future of downtown; and

WHEREAS, using public resources for the benefit of development and as a shared resource helps create a more efficient system for managing parking resources; and

WHEREAS, the Land Use Management Ordinance Section 5.9.2 offers uses located within Town Center zoning districts the opportunity to achieve compliance with the parking requirements by making a payment to the Town of Chapel Hill Parking Fund in accordance with Chapter 11A of the Code of Ordinances.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council calls a Public Hearing on September 22, 2021 for the future consideration of a Parking Payment-in-Lieu system, LUMO text amendment, and associated policy.

This the 23rd day of June, 2021.

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

By adopting the resolution, the Council calls a public hearing on September 22, 2021 for the future consideration of a Parking Payment-in-Lieu system, LUMO text amendment, and associated policy.