



TOWN OF CHAPEL HILL

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

Legislation Details (With Text)

File #: [20-0667] **Version:** 1 **Name:**
Type: Consent **Status:** Passed
File created: 9/14/2020 **In control:** Town Council
On agenda: 10/7/2020 **Final action:** 10/7/2020

Title: Call a Public Hearing on November 4, 2020 for Land Use Management Ordinance Text Amendment to Section 5.9.2 Pertaining to Methods to Providing Required Parking and Loading.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Council Questions with Staff Response, 2. A RESOLUTION CALLING A PUBLIC HEARING ON NOVEMBER 4, 2020 TO CONSIDER A LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT TO SECTION 5.9.2 PERTAINING TO METHODS OF PROVIDING REQUIRED PARKING AND LOADING (2020-10-07/R-4)

| Date | Ver. | Action By | Action | Result |
|-----------|------|--------------|---------|--------|
| 10/7/2020 | 1 | Town Council | adopted | Pass |

Call a Public Hearing on November 4, 2020 for Land Use Management Ordinance Text Amendment to Section 5.9.2 Pertaining to Methods to Providing Required Parking and Loading.

Staff:

Judy Johnson, Interim Director
Dwight Bassett, Economic Development Officer

Department:

Planning
Manager's Office

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 the resolution calling a public hearing on November 4, 2020 for a Land Use Management Ordinance Text Amendment to Section 5.9.2.

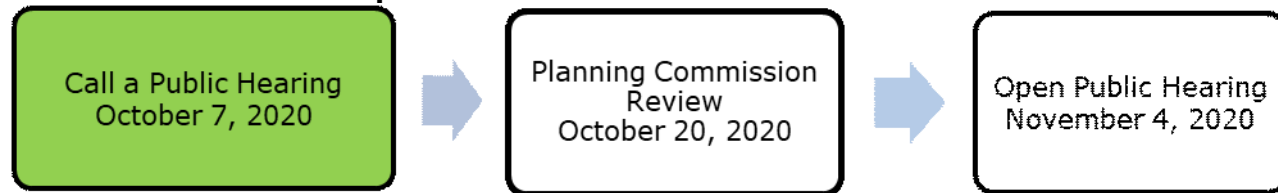
Additional Information

The proposed Land Use Management Ordinance text amendments would consider require a minimum of 50 percent of the parking proposed in a Town Center zoning districts as a payment-in-lieu and to provide minimum parking standards in the Town Center zoning districts. Currently properties within the Town Center zoning districts do not have minimum parking standards.

Additionally, 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.

Where is this item in its process?



Attachments:

- Resolution

A RESOLUTION CALLING A PUBLIC HEARING ON NOVEMBER 4, 2020 TO CONSIDER A LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT TO SECTION 5.9.2 PERTAINING TO METHODS OF PROVIDING REQUIRED PARKING AND LOADING (2020-10-07/R-4)

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 its own parking is not the best land use for the future of downtown; and

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

WHEREAS, the Land Use Management Ordinance currently does not require minimum parking standards for development occurring within the Town Center zoning districts; 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 November 4, 2020 for further consideration of a Parking Payment-in-Lieu system and LUMO text amendment to develop minimum parking standards in Town Center zoning districts.

This the 7th day of October, 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 calls a public hearing on November 4, 2020 to

consider text amendments that would allow consideration of a Parking Payment-in-Lieu system and LUMO text amendment.