



TOWN OF CHAPEL HILL

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

Legislation Details (With Text)

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File created: 12/4/2020 **In control:** Town Council

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Title: Continue the Discussion of a Land Use Management Ordinance Text Amendment for Townhomes in the Blue Hill District to February 24, 2021.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A RESOLUTION CONTINUING DISCUSSION OF A LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT TO SECTION 3.11 REGARDING TOWNHOME STANDARDS IN THE BLUE HILL DISTRICT (2020-12-09/R-4)

Date	Ver.	Action By	Action	Result
12/9/2020	1	Town Council	adopted	Pass

Continue the Discussion of a Land Use Management Ordinance Text Amendment for Townhomes in the Blue Hill District to February 24, 2021.

Staff:

Colleen Willger, Director
Judy Johnson, Operations Manager
Corey Liles, Principal Planner

Department:

Planning

Overview: The Town Council held a public hearing on [November 18, 2020](https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4696359&GUID=0706DB6A-3DFD-4948-B756-83EC7DCCAB25) to discuss refinements to the Blue Hill Form-Based Code that would encourage townhome projects. Continued discussion and possible action was scheduled for December 9. Staff is now recommending that Council postpone further discussion to February 24, 2021, due to the large number of agenda items scheduled for the December 9 Council Meeting.

★ **Recommendation(s):**

That the Council adopt the resolution continuing discussion on the proposed text amendment for townhome standards in the Blue Hill District to February 24, 2021.

Additional Information:

- During a study of Building Massing standards for Blue Hill, 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.
- On November 18, 2020, Council moved to close the public hearing, receive additional public comment for 24 hours following the conclusion of the hearing, and consider action at the December 9, 2020 meeting.

Where is this item in its process?



Attachments:

- Resolution

A RESOLUTION CONTINUING DISCUSSION OF A LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT TO SECTION 3.11 REGARDING TOWNHOME STANDARDS IN THE BLUE HILL DISTRICT (2020-12-09/R-4)

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, the Council considered a Town-initiated proposal to amend the Land Use Management Ordinance to update requirements for nonresidential space within townhome projects at a public hearing on November 18, 2020; and

WHEREAS, the Council moved to close the public hearing, receive additional public comment for 24 hours following the conclusion of the hearing, and consider action on December 9, 2020; and

WHEREAS, the agenda for the December 9, 2020 Council Meeting contains a large number of discussion items.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council continues discussion of the proposed Land Use Management Ordinance text amendment regarding townhome standards in the Blue Hill District to February 24, 2021 at 7:00 p.m..

This the 9th day of December, 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 discussion to February 24, 2021 to consider a text amendment regarding townhome standards in the Blue Hill District.