



# TOWN OF CHAPEL HILL

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

## Legislation Details (With Text)

**File #:** [21-0950] **Version:** 1 **Name:**  
**Type:** Consent **Status:** Passed  
**File created:** 12/7/2021 **In control:** Town Council  
**On agenda:** 1/12/2022 **Final action:** 1/12/2022  
**Title:** Call a Legislative Hearing for the Future Consideration of a Parking Payment-in-Lieu System, Land Use Management Ordinance Text Amendment, and Associated Policy on February 16, 2022.

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. September 22, 2021 Council Questions with Staff Response, 2. June 23, 2021 Council Questions with Staff Response, 3. A RESOLUTION CALLING A LEGISLATIVE HEARING TO CONSIDER A LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT TO SECTION 5.9.2 AND AN AMENDMENT TO CHAPTER 11A OF THE CODE OF ORDINANCES PERTAINING TO METHODS OF PROVIDING REQUIRED PARKING AND LOADING AND TO SUPPORT

Date	Ver.	Action By	Action	Result
1/12/2022	1	Town Council	adopted	Pass

### Call a Legislative Hearing for the Future Consideration of a Parking Payment-in-Lieu System, Land Use Management Ordinance Text Amendment, and Associated Policy on February 16, 2022.

### Staff:

Colleen Willger, Director  
Judy Johnson, Assistant Director  
Dwight Bassett, Director  
Michael Carew, Parking Services Manager

### Department:

Planning  
Economic Development  
Parking

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



### Recommendation(s):

That the Council adopt a resolution calling a Legislative Hearing on February 16, 2022 for a Land Use Management Ordinance Text Amendment to Section 5.9.2.

### Additional Information:

- Currently properties within the Town Center zoning districts do not have parking requirements or parking minimums.
- 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 parking requirements in the Town Center zoning districts.
- The Council could also consider a proposed Town Code amendment to update other 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 to providing 50 percent of the required parking as a payment-in-lieu for projects receiving Council entitlements in Town Center zoning districts.



**Attachments:**

- Resolution
- September 22, 2021 Council Questions with Staff Response
- June 23, 2021 Council Questions with Staff Response

**A RESOLUTION CALLING A LEGISLATIVE HEARING TO CONSIDER A LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT TO SECTION 5.9.2 AND AN AMENDMENT TO 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 ON FEBRUARY 16, 2022 (2022-01-12/R-3).**

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

WHEREAS, requiring 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 Legislative Hearing for the future consideration of a Parking Payment-in-Lieu system, Land Use Management Ordinance text amendment, and associated policy on February 16, 2022.

This the 12<sup>th</sup> day of January 2022.

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**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 legislative hearing for the future consideration of a Parking Payment-in-Lieu system, Land Use Management Ordinance text amendment, and associated policy on February 16, 2022.