



Legislation Text

File #: 23-166, **Version:** 1

Legislative Public Hearing on Proposed Zoning Map Amendment to the M-3-CZ District at South Green (100, 101, 110, and 120 Two Hills Drive)

PURPOSE: The Town has received a petition to amend the M-3-CZ (Special Light Manufacturing, Conditional) zoning district at South Green to allow for the development of a mixed-use building to include approximately 57 multi-family residential units instead of a commercial building approved. An ordinance for the requested map amendment has been prepared; the Town Council must receive public input before reaching a decision on this request.

DEPARTMENT: Planning

CONTACT INFORMATION: Christina Moon, Planning Administrator - 919-918-7325, cmoon@carrboronc.gov <<mailto:cmoon@carrboronc.gov>>; Patricia McGuire, Planning Director - 919-918-7327, pmcguire@carrboronc.gov <<mailto:pmcguire@carrboronc.gov>>; Nick Herman, Town Attorney, 919-929-3905, herman@broughlawfirm.com <<mailto:herman@broughlawfirm.com>>

COUNCIL DIRECTION:

☐ Race/Equity ☐ Climate ☒ Comprehensive Plan ☒ Other

The Town Council is required to hold a legislative public hearing for the consideration of a zoning map amendment. The Council is required to adopt a statement of consistency as part of its decision.

INFORMATION:

Background

In 2022, Mark Moshier of Legacy Real Property Group reached out to the Town to explore options for replacing the approved commercial building for lot 2 of the South Green project with a mixed-use component including multi-family residential. Residential uses are not currently permitted in the M-3-CZ district. In order to add residential uses to the development, the following steps are needed: a text amendment to add the new use classification to list of uses permitted in the M-3 district; a zoning map amendment, to include residential as permissible use in the existing three-lot M-3-CZ district at South Green; and, if approved, a major modification to the existing special use permit-A. The modification to the SUP-A would involve a separate public hearing.

The applicants have submitted a petition to amend the existing three-parcel M-3-CZ district at South Green-100, 101, 110, and 120 Two Hills Drive. Other applicant materials include a project narrative, an illustrative site plan as an exhibit for the map amendment, architectural building renderings for the proposed new buildings, and an updated trip generation analysis. Documentation from the neighborhood information meeting is also provided. (Applicant materials are provided as *Attachments E-1 through E-4*). The applicants have also submitted three associated text amendments, which will be considered as part of a separate agenda item

(Granicus 23-170).

A draft ordinance to amend the M-3-CZ district has been provided (*Attachment B*). The draft map amendment includes a list of draft conditions. It is anticipated that the conditions may be further modified during the public hearing process. The final list of conditions must be mutually agreed upon by the Town and the applicants. Of note, all of the conditions approved as part of the 2015 permit approval remain binding and will be incorporated into the draft ordinance for the map amendment. The Town Council must receive public comment before making a decision on a request map amendment. The proposed amendment was presented at the Joint Advisory Board meeting on May 4, 2023, and discussed again at the Economic Sustainability Commission (ESC) meeting on May 10th and the Affordable Housing Advisory Commission (AHAC) meeting on May 17th. Comments are attached (*Attachment G*).

FISCAL IMPACT: The petitioner has submitted materials and fees, as applicable, for reviewing and processing this request, including providing envelopes for the mailed notice for the rezoning. Staff time is necessary for public notice and agenda preparation for advisory board review and public hearings.

RECOMMENDATION: The Town Manager recommends that the Town Council receive public input and consider whether the proposed map amendment to M-3-CZ district at South Green is consistent with Town plans and policies as well as the advancement of the public health, safety and welfare. A resolution for consistency (*Attachment A*) and a draft ordinance for the map amendment (*Attachment B*) are provided.