



Agenda Abstract

PLANNING BOARD

Meeting Date:	June 26, 2025
Department:	Planning & Economic Development Division
Agenda Section:	Old business
Public hearing:	Yes
Date of public hearing:	May 15, 2025

PRESENTER/INFORMATION CONTACT

Molly Boyle, Planner II

ITEM TO BE CONSIDERED

Subject: Text amendment to UDO Table 6.3.1, Dimensional Requirements – Residential (initiated by applicant, WP East Acquisitions LLC)

Attachments:

1. Text amendment application
2. Revised text amendment drafts (2 options)
3. Map showing parcels eligible for density bonus under applicant's version of text amendment

Summary:

WP East Acquisitions LLC, the applicant for Agenda Item 3A, is also requesting an amendment to Unified Development Ordinance (UDO) Table 6.3.1. Specifically, the applicant is requesting changes to the maximum density and building height requirements for the Multi-Family and Multi-Family Special Use districts (MF & MFSU).

Two versions of the text amendment were presented at the public hearing on May 15: the applicant's version and staff's version. After the hearing, both the applicant and staff revised their drafts based on feedback from the boards. The revised drafts are attached.

Comprehensive Sustainability Plan goals:

Land Use & Development Goal 1: Ensure that future growth and development, including infill and redevelopment, are aligned with smart growth principles and consider infrastructure constraints such as water and wastewater system capacity.

- Strategy: Ensure that land use and development regulations are aligned with preferred future land use and growth patterns.
- Action: Ensure that the Unified Development Ordinance incorporates strategies to achieve a mix of housing types through zoning.

Financial impacts:

None.

Staff recommendation and comments:

The applicant and staff versions of the text amendment propose different conditions on maximum density. The applicant's version proposes to allow 30 units per acre in the multi-family districts under these conditions:

1. A minimum of 10% of the units in the development are affordable to households making 80% AMI (Area Median Income) or less at the time of construction;
2. The development is within 500' of a major arterial road such as Highway 70 or I-85;
3. The development does not abut an existing single-family dwelling use; and
4. A Development Agreement between the Town of Hillsborough and the party responsible for the development is agreed upon and executed prior to commencing construction.

The applicant has prepared a map showing the parcels eligible for higher maximum density (see attached). Based on the current zoning map, only four parcels would be eligible. These four parcels are already developed. If the property at 1001 Corporate Drive is rezoned to Multi-Family, it would be eligible too.

Staff proposes being less restrictive with the text amendment, which may help increase the number of affordable units in town. Staff is still proposing that a Development Agreement be required if a developer wants to increase the maximum density. A Development Agreement will allow the town board to negotiate terms, including enforcement of the affordable housing requirements.

Action requested:

Make a recommendation to the town board.

If recommending approval, indicate the version of the text amendment for which you recommend approval. If recommending approval with changes, please state the proposed changes in your motion.