



## APPLICATION Unified Development Ordinance Text Amendment

Planning and Economic Development Division  
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This application is for amendments to the Unified Development Ordinance (UDO). Incomplete applications will not be accepted for processing. Please contact Planning staff with questions.

### Submittal Requirements

- |                                                                                       |                                                                                                           |
|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Complete application form (including signature)   | <input checked="" type="checkbox"/> Mark-up showing proposed changes to the Unified Development Ordinance |
| <input checked="" type="checkbox"/> Application fee per current Planning Fee Schedule |                                                                                                           |

### Applicant Contact Information

|         |                              |       |                                 |
|---------|------------------------------|-------|---------------------------------|
| Name    | Caitlin Shelby               |       |                                 |
| Phone   | 919.355.0110                 | Email | caitlin.shelby@woodpartners.com |
| Address | 1414 Raleigh Road, Suite 429 |       |                                 |
|         | Chapel Hill, NC 27517        |       |                                 |

### List the sections of the Unified Development Ordinance that you're proposing for amendment.

Please see "Exhibit A" attached.

### Provide your rationale for the proposed amendment. Use additional sheets if necessary.

Please see "Exhibit B" attached.

**Signature**

I/we certify that the information presented by me/us in this application and all accompanying documents is true and accurate to the best of my/our knowledge, information, and belief. I/we acknowledge that the processing of this application may require additional town, county, and/or state permits, approvals, and associated fees.

WPEast Acquisitions, LLC

Applicant Name (Printed)

Caitlin A. Mulky

Applicant Signature

3-19-25

Date

\_\_\_\_\_  
Applicant Name (Printed)\_\_\_\_\_  
Applicant Signature\_\_\_\_\_  
Date\_\_\_\_\_  
Applicant Name (Printed)\_\_\_\_\_  
Applicant Signature\_\_\_\_\_  
Date**Staff Use Only****Date received** April 4, 2025**Received by** MOB**Fee & receipt number (if any)** D6NWR77VK4**Tentative public hearing date** May 15, 2025

## Exhibit A

***List the sections of the Unified Development Ordinance that you're proposing for amendment.***

### 6.3.1 Table Dimensional Requirements

*Revise Footnote 2:* The maximum density for attached dwellings in the MF or MFSU district is 20 units per acre, except for attached dwelling applications that 1) propose at least 10% units to be affordable to households making 80% AMI or less at the time of construction; 2) are within 500' of a major arterial road such as Hwy 70 or I-85; and 3) do not abut an existing single-family dwelling use. Any such qualifying applications may propose up to 30 units per acre as a maximum density (subject to rounding as defined in Section 9.1.4).

Hillsborough Unified Development Ordinance

| 6.3.1 TABLE: DIMENSIONAL REQUIREMENTS – RESIDENTIAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |        |        |        |        |        |           |                                  |        |                 |                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--------|--------|--------|--------|-----------|----------------------------------|--------|-----------------|-------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | AR     | R-40   | R-20   | R-15   | R-10   | MF & MFSU | MHP                              | ALN    | PW <sup>1</sup> | PWCA <sup>1</sup> |
| Minimum Lot Area (sf)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 40,000 | 40,000 | 20,000 | 15,000 | 10,000 | 1 acre    | 5 acres<br>5,714 sf per dwelling | 1 acre | 1 acre          | 2 acres           |
| Minimum Lot Width                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 200    | 150    | 100    | 100    | 75     | 200       | 200                              | 200    | 150             | 150               |
| Minimum Side Yard Width                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 30     | 30     | 20     | 15     | 15     | 40        | 40                               | 40     | 30              | 30                |
| Minimum Rear Yard Width                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 30     | 30     | 20     | 20     | 20     | 40        | 40                               | 40     | 30              | 30                |
| Minimum Front Setback                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 40     | 40     | 30     | 25     | 25     | 35        | 35                               | 35     | 30              | 30                |
| Maximum Building Height                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 65     | 45     | 45     | 45     | 45     | 45        | 35                               | 35     | 45              | 45                |
| Maximum Impervious Surface (% of gross lot)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | NA     | NA     | NA     | NA     | NA     | NA        | NA                               | NA     | 30%             | 6%                |
| <sup>1</sup> Refer to Section 4.5 for additional requirements in the PW and PWCA districts.<br><sup>2</sup> The maximum density for attached dwellings in the MF or MFSU district is 20 units per acre (subject to rounding as defined in Section 9.1.4).<br><sup>3</sup> An attached dwelling application that proposes all units to be affordable to households making 80% AMI or less at the time of construction may propose up to 30 units per acre as a maximum density (subject to rounding as defined in Section 9.1.4). |        |        |        |        |        |           |                                  |        |                 |                   |

Insert: “, except for attached dwelling applications that 1) propose at least 10% units to be affordable to households making 80% AMI or less at the time of construction; 2) are within 500' of a major arterial road such as Hwy 70 or I-85; and 3) do not abut an existing single-family dwelling use. Any such qualifying applications may propose up to 30 units per acre as a maximum density”

## **Exhibit B**

### ***Provide your rationale for the proposed amendment.***

The 2023 Comprehensive Sustainability Plan has a stated Goal of providing more housing options, particularly affordable housing, workforce housing, and smaller units. This goal also speaks to collaborating on addressing high-density concerns, incorporating housing-scale buildings with multiple units in walkable neighborhoods, offering density opportunities, and support for housing projects with new infrastructure development.

We are proposing a UDO text amendment that will further those goals by increasing the allowable density in the MF and MFSU Zoning Districts to 30 units per acre where affordable housing is a significant part of the project, which will enable and encourage private multifamily developers with traditional financing to provide these units on properties that have already been zoned and designated for higher-density residential development. The UDO already allows this density in all zoning districts where attached residential is allowed—which is in almost all districts with an SUP—when all units in the project are affordable for households making 80% AMI. While this is helpful to enable public affordable housing projects and affordable housing projects by affordable housing developers with unique, specialized financing structures, it does not enable traditional housing developers to provide affordable housing in their projects.

Further, by requiring that any higher density communities are located in close proximity to a major throughfare and not adjacent to a single-family neighborhood, the Town can ensure that these communities will be in appropriate locations where transportation infrastructure can support additional residents.

The Town will be able to provide more affordable housing, which is consistent with the Comprehensive Plan goals, if more density is allowed in projects that contain a significant number of affordable units, in properties that have already been zoned and deemed appropriate for higher-density residential uses presumably due to their location and proximity to Town infrastructure.