

Appendix I

Application Packet for Unified Development Ordinance Text & Zoning Map Amendments (Rezoning) / Future Land Use Plan & Comprehensive Plan Amendments

<u>Complete Application</u> <u>Deadline (12 Noon)</u>	<u>Joint Public Hearing</u> <u>Date</u>	<u>Planning Board</u> <u>Recommendation Date</u>	<u>Earliest Decision</u> <u>Date</u>
December 19, 2022	January 19, 2023	February 16, 2023	March 13, 2023
March 27, 2023	April 20, 2023	May 18, 2023	June 12, 2023
June 26, 2023	July 20, 2023	August 17, 2023	September 11, 2023
September 25, 2023	October 19, 2023	November 16, 2023	December 11, 2023
December 18, 2023	January 18, 2024	February 15, 2024	March 11, 2024

Fee Schedule

Future Land Use/Comprehensive Plan Map Amendment:	\$300.00
UDO Text Amendment	\$300.00
Rezoning to General Purpose or Overlay District:	The greater of \$500.00 or \$50.00 per acre

* Rezoning reviewed in conjunction with an annexation request should first calculate the standard fee and then double it to account for the fiscal impact analysis of the application.

Submittal Requirement Checklist

Unified Development Ordinance & Future Land Use/Comprehensive Plan Text Amendments

- Complete application and applicable review fee
- For UDO text amendments, a written narrative addressing UDO Section 3.7.2 (see page 3 of this packet)

Zoning Map & Future Land Use Map Amendments

- Complete application and applicable review fee
- Copy of the deed and/or a fully dimensioned survey to a scale greater than 100 ft to the inch and smaller than 20 ft to the inch that includes existing structures, critical areas (specified on application), rights-of-way and width, and driveways (existing and new)
- For zoning map amendments, a written narrative addressing UDO Section 3.7.2 (see page 3 of this packet)



TOWN OF
HILLSBOROUGH

**APPLICATION FOR
Text and/or Map Amendment Request**

Planning Department
101 E. Orange Street/P.O. Box 429
Hillsborough, NC 27278

Phone: (919) 296-9477 Fax: (919) 644-2390
Website: www.hillsboroughnc.gov

Amendment Type: Future Land Use Plan Map Zoning Map
 Comprehensive Plan Text Unified Development Ordinance text

Property Address: North side of Waterstone Dr between Old NC 86 and College Park Rd PIN: 9873146102

Applicant Name: Oliver Kaija

Mailing Address: 4130 Parklake Ave Suite 200 Phone: 919-578-9000

City, State, Zip: Raleigh, NC 27612 E-mail: okaija@bohlereng.com

Property Owner Name: Shah Trust - Vijay Shah

Mailing Address: 6819 Creek Wood Dr Phone: _____

City, State, Zip: Chapel Hill, NC 27514 E-mail: vshah@trademarkproperties.com

Location/Streets Accessed: _____

Current Zoning District(s): ESU Proposed Zoning District(s): ESU

Acreage: 19.47

Water Service: Public Water Well Sewer Service: Public Sewer Septic Tank

Existing Structures on Site: none



Critical Areas:

Flood Drainage/Stream/Pond Cemetery Historic Resource Steep Slopes
 Easement **See next page**

Describe how the request will address the following factors that the Town Board of Commissioners must determine when considering an amendment to the test of the Unified Development Ordinance or Zoning Map (use separate sheet):

1. The extent to which the amendment is consistent with all applicable Town-adopted plans.
2. The extent to which there are changed conditions that require an amendment.
3. The extent to which the proposed amendment addresses a demonstrated community need.
4. The extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.
5. The extent to which the proposed amendment deviates from logical and orderly development pattern or deviate from logical and orderly development pattern or Please see next page for responses
6. The extent to which the proposed amendment would encourage premature development.
7. The extent to which the proposed amendment would result in strip or ribbon commercial development.
8. The extent to which the proposed amendment would result in the creation of an isolated zoning district unrelated to or incompatible with adjacent and surrounding zoning districts.
9. The extent to which the proposed amendment would result in significant adverse impacts on the property values of surrounding lands.
10. The extent to which the proposed amendment would result in significantly adverse environmental impacts, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

I/We certify that all of the information presented by me/us in this application is accurate to the best of my/our knowledge, information, and belief. **APPLICATIONS WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF PROPERTY OWNER.**

	<u>12/14/2023</u>
Applicant's signature	date
	<u>12/14/23</u>
Property Owner's signature	date

Bohler Engineering, on behalf of Shah Trust, is proposing to add a condition to Section 6.21.3.3 in the Unified Development Ordinance (UDO) to allow for a flexible right of way width options to align with the flexibility afforded within the street design manual, specifically as it pertains to the inclusion of on street parking.

Question 1: The extent to which the amendment is consistent with all applicable Town-adopted plans.

Response 1: The amendment still requires development to abide by Town standards and review processes.

Question 2: The extent to which there are changed conditions that require an amendment.

Response 2: The amendment specified above requests for wording in the UDO to allow for flexibility in ROW widths in the code, given that the flexibility to include or exclude on-street parking for street sections exists within the Street Manual.

Question 3: The extent to which the proposed amendment addresses a demonstrated community need.

Response 3: The proposed amendment will allow for flexibility for other developers who may not need all elements of the sections provided in the Streets Manual. Additionally, it will encourage new development to create roads that can be public and comply with all the elements of the public requirements.

Question 4: The extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.

Response 4: The proposed amendment does not affect the zoning districts. All zoning requirements that are imposed will still need to be met by all developments.

Question 5: The extent to which the proposed amendment would result in a logical and orderly development pattern or deviate from logical and orderly development patterns.

Response 5: The proposed amendment will continue to allow for logical and orderly development patterns because developments are still required to abide by all Town standards and processes.

Question 6: The extent to which the proposed amendment would encourage premature development.

Response 6: The proposed amendment will not encourage premature development. Developments are still required to abide by all Town standards and processes.

Question 7: The extent to which the proposed amendment would result in strip or ribbon commercial development.

Response 7: The proposed amendment does not encourage strip or ribbon commercial developments. The amendment will allow new developments to dedicate public roads within a smaller right of way section.

Question 8: The extent to which the proposed amendment would result in the creation of an isolated zoning district unrelated to or incompatible with adjacent and surrounding zoning districts.

Response 8: The proposed amendment does not encourage isolated zoning districts. All Town zoning requirements are still expected to be followed by all developments.

Question 9: The extent to which the proposed amendment would result in significant adverse impacts on the property values of surrounding areas.

Response 9: The proposed amendment would not have an adverse impact on property values. This text amendment would encourage developers to build public roadways and further development that could potentially increase property value of surrounding areas.

Question 10: The extent to which the proposed amendment would result in significantly adverse environmental impacts, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Response 10: The proposed amendment would encourage developments to have smaller right-of-way widths which results in less impervious areas being developed. This will increase developable area that could be used for open space, conservation area and other environmental features. For any stream crossings, a smaller ROW width will preserve more of the existing environmental features.