

**ZONING AMENDMENT  
STATEMENT OF JUSTIFICATION  
For  
ORANGE COUNTY ANIMAL SERVICES FACILITY**

**Chapel Hill Township  
PIN 9879 77 4584**

**GENERAL**

Orange County hereby requests a zoning change for the subject property, to allow development of a comprehensive animal services facility. The property consists of 5.96 acres, more or less, located on the south side of Eubanks Road (SR 1727) west of the intersection with Millhouse Road (SR 1725). The undeveloped property lies within the planning jurisdiction of the Town of Chapel Hill, and is currently zoned R-1. The Applicant requests that the property's zoning be changed to 01-1-C.

Concurrent with this zoning amendment request, the Applicant will also request a Special Use Permit for the property. In consideration for the zoning amendment, the Applicant is willing to accept a Conditional Use designation, which will limit usage of the property to the specific conditions attached to the Special Use Permit. The proposed land use designation for the project is Public Service Facility, as defined in the Town of Chapel Hill Land Use Management Ordinance.

**JUSTIFICATION**

The Applicant believes that the requested zoning amendment is justified (a) because of changed land use conditions in the vicinity of the subject property, and (b) because the resulting development will achieve the purposes of the Town of Chapel Hill's adopted Comprehensive Plan.

**CHANGED CONDITIONS**

In recent years, land use patterns in the project area have begun to take on a more transitional character, primarily associated with Mixed Use zoning designations. The undeveloped property to the north, across Eubanks Road, is currently zoned MU-01- 1. To the northeast, diagonally across the Eubanks/Millhouse intersection, a commercial building has recently been constructed on a parcel with a MU-01-1 zoning designation. To the east, across the railroad tracks, several parcels are also zoned MU-01-1. And

further to the north along Millhouse Road, the Town has constructed a new Municipal Operations Facility. Lastly, to the west, on the opposite side of the existing landfill Orange County is currently developing a new Solid Waste Operations Facility.

Clearly, the subject area is undergoing a well-planned and orderly transition to a more service-oriented character. The requested zoning is similar to current zoning of much of the area, including several adjacent parcels. In addition, the proposed land use will be compatible with current and emerging land usage patterns in the area, and will provide a valuable service facility for Town citizens and for the County at large.

## **COMPREHENSIVE PLAN**

The proposed land use is consistent with a significant recommendation of the Town's adopted Comprehensive Plan. The Plan identifies the general area around the subject property as the Northwest Focus Area. One recommendation of the Plan is to "Encourage regional cooperation, particularly with Orange County and Carrboro, to address the provision of services and infrastructure in the Northwest Area." (Appendix B, Chapter 4, Paragraph 4.4).

Based on studies of geographic, demographic, transportation, and other parameters, Orange County has determined that the Northwest Area of Chapel Hill, and the subject property in particular, is strategically suited for the location and provision of this important public service. Further, the Applicant believes that the requested zoning amendment is necessary for the subject property, to allow the County to provide comprehensive animal services at the appropriate level of quality.

Orange County proposes to install public utility improvements as necessary for the proper operation of this facility. Consistent with the recommendations of the Comprehensive Plan, these infrastructure improvements will serve public purposes by providing critical public utility service to this important Focus Area.

## **SUMMARY**

The requested zoning amendment will allow Orange County to provide comprehensive and high-quality animal services including sheltering, adoption, animal control, public outreach, and related activities, to citizens of the Town of Chapel Hill and Orange County at large. The requested zoning classification and corresponding land use will be compatible with current and emerging patterns in the area. In addition, the requested zoning amendment will comply with an important recommendation of the Town's Comprehensive Plan. Further, the Applicant will accept Conditional Use zoning in order to subject usage of the property to specific conditions attached to a Special Use Permit.