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ATTACHMENT 4

AGENDA #7

MEMORANDUM

TO: Mayor and Town Council

FROM: W. Calvin Horton, Town Manager

SUBJECT: Office/Institutional-4 Zoning District, Land Use Management Ordinance Text Amendment: Proposed Discussion Process

DATE: November 22, 2004

This memorandum recommends a process for discussion with University representatives of proposed changes to the Office/Institutional-4 zoning district of the Land Use Management Ordinance.

BACKGROUND

On October 18, 2004, the Council held a Public Hearing to consider changes to the Office/Institutional-4 zoning district. The proposed changes were developed following a March 1, 2004 Public Forum at which citizen and University comments were received. At the October 18 Public Hearing, the Council asked the Manager to recommend a process for initiating discussions with University officials.

RECOMMENDED PROCESS

We recommend that the Council ask the Mayor to appoint three Council members to participate with him in discussions with University officials about proposed changes to OI-4 zoning district regulations. The discussions would be conducted in open public meetings. We also recommend that the Manager and Attorney provide support for the Mayor and Council members in these discussions. We recommend that the Committee report back to the full Council following discussions with University officials.

Adoption of the attached Resolution would ask the Mayor to write a letter to Chancellor Moeser requesting discussion of changes to the Office/Institutional-4 zoning provisions and asking that University representatives be designated. The charge for the Mayor and the three Council members would be to present the proposals outlined in the October 18, 2004 memorandum from the Town Manager and to discuss the proposals with the University's representatives. We understand from University officials that there is concurrence on some of the proposed changes and objections to others. The purpose of the Town-University discussions would be to seek agreement on as many issues as possible.

We recommend that these discussions with University officials take place such that the Mayor and Council members could report back to the Council on or before March 7, 2005.

The resolution can be adjusted to accommodate alternatives to this proposed process.

ATTACHMENT

1. October 18 memorandum and its related attachments (p. 4).

RESOLUTION A

A RESOLUTION ASKING THE MAYOR TO INITIATE DISCUSSION WITH UNIVERSITY OFFICIALS, ASKING FOR PARTICIPATION IN DISCUSSION OF PROPOSED CHANGES TO THE OFFICE/INSTITUTIONAL-4 ZONING DISTRICT (R-11)

WHEREAS, the Chapel Hill Town Council held a Public Hearing on October 18, 2004 to consider changes to the Office/Institutional-4 zoning provisions of Chapel Hill's Land Use Management Ordinance; and

WHEREAS, the Council is interested in meeting with University officials to discuss the proposed changes to the Office/Institutional-4 zoning provisions;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby requests that the Mayor appoint three Council Members to participate with him in discussions with University officials about proposed changes to OI-4 zoning district regulations. The charge for the Mayor and the three Council Members would be to present the proposals outlined in the October 18, 2004 memorandum from the Town Manager and to discuss the proposals with the University's representatives.

BE IT FURTHER RESOLVED that the Mayor is asked to write a letter to Chancellor Moeser requesting discussion of these proposed changes to the Office/Institutional-4 zoning provisions, and asking that University representatives be designated to represent the University in these discussions.

This the 22nd day of November, 2004.