

City Council



TA24-10

June 24, 2024



Text Amendment

- Proposes potential amendments to the Unified Development Ordinance (UDO) Hospital Area Overlay (HAO) District.

Purpose

- Streamline the development process within the HAO District.
- Foster expansion of the Cape Fear Valley Medical Center and associated uses.



Hospital Area Overlay



- a) a) Revise 30-3.H.2.a (Purpose)
 - i. Current: The purpose of this district is to protect the public health, safety, and welfare of residents in the vicinity of the Cape Fear Valley Hospital by lessening conflicts between residential and non-residential land uses and by promoting compatible quality development. Specifically, the requirements of the overlay are intended to:
 - 1. Protect surrounding neighborhoods from being adversely affected by inappropriate or poor-quality development;
 - 2. Allow for compact development, while providing adequate room for parking, landscaping, and buffering;
 - 3. Create more attractive, pedestrian-friendly developments, less dominated by the automobile; and
 - 4. Minimize traffic impacts through limitations on certain land uses, access management, traffic calming, street improvements, intersection improvements, and other means.
- a) Revised: The purpose of this district is to uphold the public health, safety, and welfare of the community in the vicinity of the Cape Fear Valley Hospital. It aims to foster harmony between residential and non-residential land uses, advocating for development that is not only compatible and of high quality, but also specifically designed to support the expansion of the Cape Fear Valley Hospital and associated land uses. This approach is strategically geared to enhance the prosperity and well-being of the surrounding community. Specifically, the requirements of the overlay are intended to:
 - 1. Protect surrounding neighborhoods from being adversely affected by inappropriate or poor quality development;
 - 2. Allow for compact development, while providing adequate room for parking, landscaping, and buffering;
 - 3. Create more attractive, pedestrian-friendly developments, less dominated by the automobile; and
 - 4. Minimize traffic impacts through limitation on certain land uses, access management, traffic calming, street improvements, intersection improvements, and other means.

**b) Revise 30-3.H.2.d.1.c (Certain Streets Reserved for
Offices and Single-Family Dwellings Only)**

Current: Village Drive, from Conover Drive west to
Roxie Avenue

Revised: *The south side of Village Drive, from Conover
Drive westward to Roxie Avenue.*



- **Alignment with City Goals**
 - Supports economic growth by streamlining development around the hospital.
 - Creates potential for vibrant communities with walkable mixed-use areas.
 - Leverages the hospital as a strategic asset for the City's benefit.



- **Benefits Cape Fear Valley Medical Center**
 - Simplifies the development process for expansion and associated uses.
 - Enhances adaptability for future healthcare needs.
- **Protects Surrounding Neighborhoods**
 - Continues to minimize conflicts with residential areas.
 - Ensures high-quality, compatible development.
 - Promotes attractive, pedestrian-friendly design.
 - Reduces traffic impact through land-use restrictions and improvements.



Options:

- Recommend approval of all of the proposed text amendments(Recommended);
- Recommend approval of some of the proposed text amendments;
- Remand some or all of the proposed text amendments back to Staff for further consideration and specific changes;
- Recommend denial of any or all proposed text amendments.

Recommended Action:

- Recommend approval of all of the proposed amendments.



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