



SENATE BILL 272: Zoning for University Facilities-Durham.

2019-2020 General Assembly

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| Committee: | Senate Rules and Operations of the Senate | Date: | March 20, 2019 |
| Introduced by: | Sens. McKissick, Woodard | Prepared by: | Jessica Sammons* |
| Analysis of: | First Edition | | Staff Attorney |

OVERVIEW: *Senate Bill 272 would permit student housing projects associated with North Carolina Central University to be constructed in any zoning district in Durham if the parcels of land upon which the projects are to be built meet specified criteria, and if development submittals for the qualifying projects are initially submitted to the City of Durham on or before June 30, 2019.*

BILL ANALYSIS:

Section 1 of Senate Bill 272 would provide that, notwithstanding any provision of Article 19 of Chapter 160A of the General Statutes (Planning and Regulation of Development), student housing associated with North Carolina Central University (NCCU) meeting all the following criteria is permitted in any zoning district in the City of Durham:

- Each of the parcels of land being assembled and upon which the project is to be built is owned either by the State or by a nonprofit foundation affiliated with NCCU.
- Each of the parcels of land being assembled and upon which the project is to be built has been included in the UNC Board of Governors Millennial Campus Plan.
- At least one of the parcels of land being assembled and upon which the project is to be built is in a zoning district in which student housing is a generally permitted use.

Section 2 of the bill would provide that development submittals for a project meeting the criteria of Section 1, including site plans and construction drawings, are subject to the UC-2 zoning requirements of the Durham City-County Unified Development Ordinance.

EFFECTIVE DATE: This act would be effective when it becomes law and applies only to development submittals initially submitted to the City of Durham on or before June 30, 2019.

**Bill Patterson, counsel to Senate State & Local Government, substantially contributed to this summary.*

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