



# **LUMO Text Amendments**

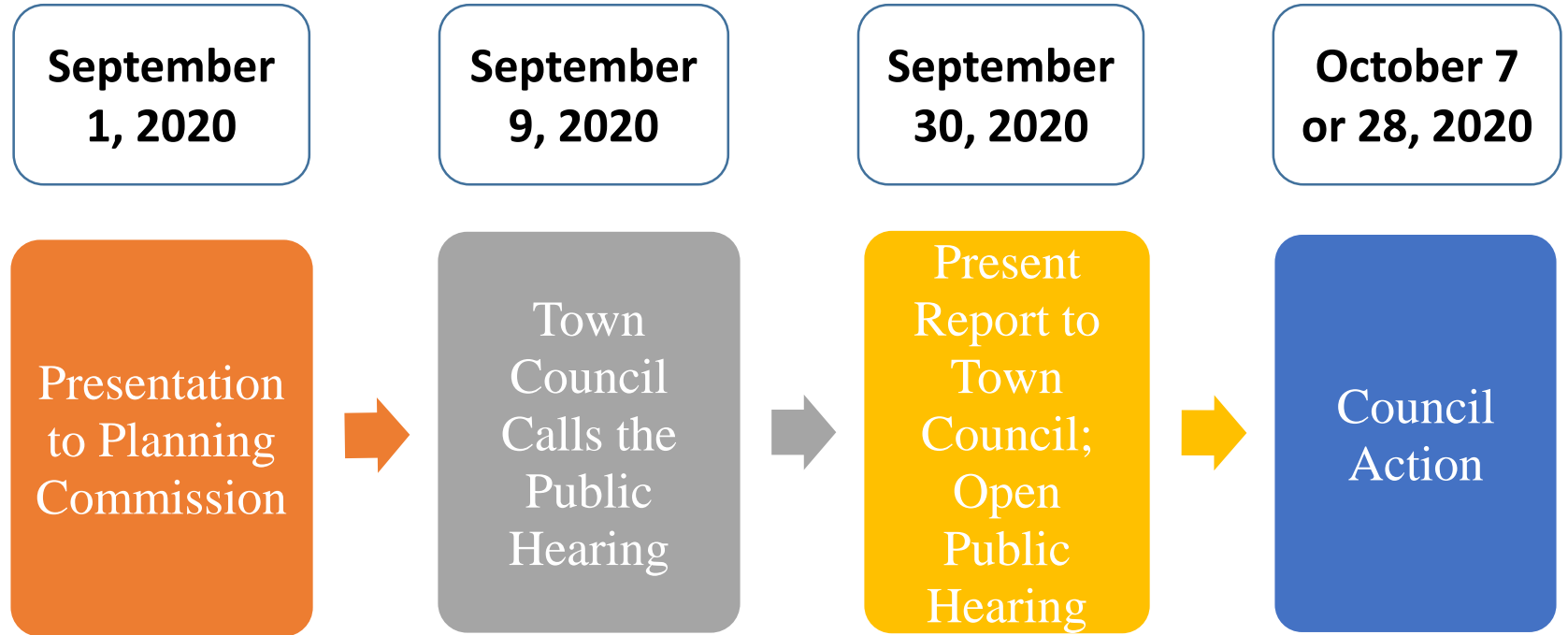
## **Expansion of Conditional Zoning**

**September 30, 2020**

# Agenda

- Briefly review the LUMO amendment process
- Explain the need for the proposed amendments
- Review the proposed LUMO amendments
- Staff recommendation

# The Process:





# **Recommendation:**

That the Council open the public hearing, receive public comment, close the public hearing, and allow written public comment for twenty-four (24) hours at [adrogers@townofchapelhill.org](mailto:adrogers@townofchapelhill.org)

# Why do we need to expand conditional zoning at this time?

01

Facilitate applications delayed by COVID-19 restrictions on virtual hearings

02

Bring portions of the LUMO into compliance with 160D

# What is conditional zoning?

- Rezoning with site-specific conditions
- Legislative Action
- Allows concerned community members to voice concerns and Council may consider opinion as well as facts



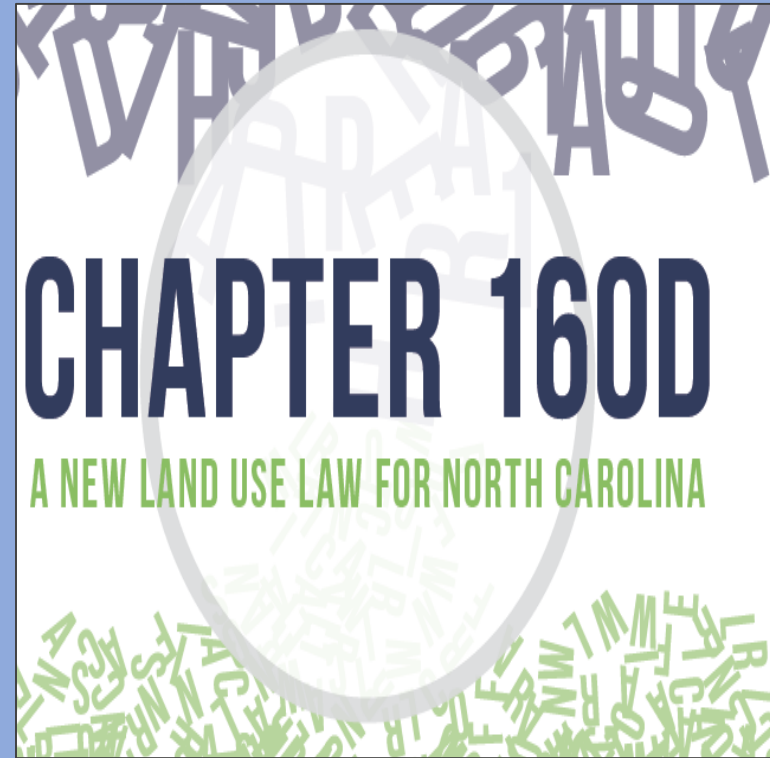
# CHAPTER 160D

A NEW LAND USE LAW FOR NORTH CAROLINA

What is 160D?

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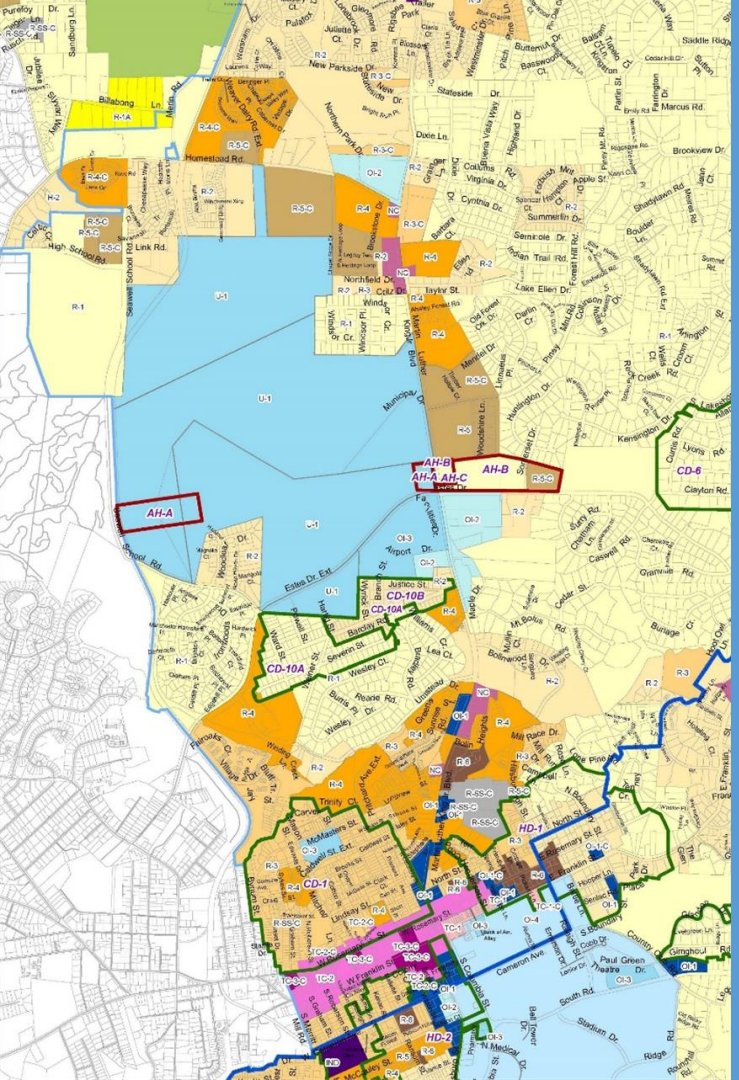
- Conditional Zoning replaces Conditional Use District Zoning under 160D
- Conditional Use District Zoning
  - Combines Legislative Rezoning with Quasi-judicial Special Use Permit
  - Developed to place conditions on rezonings
  - Problematic since combines legislative & quasi-judicial actions
- Still retain SUP under 160D





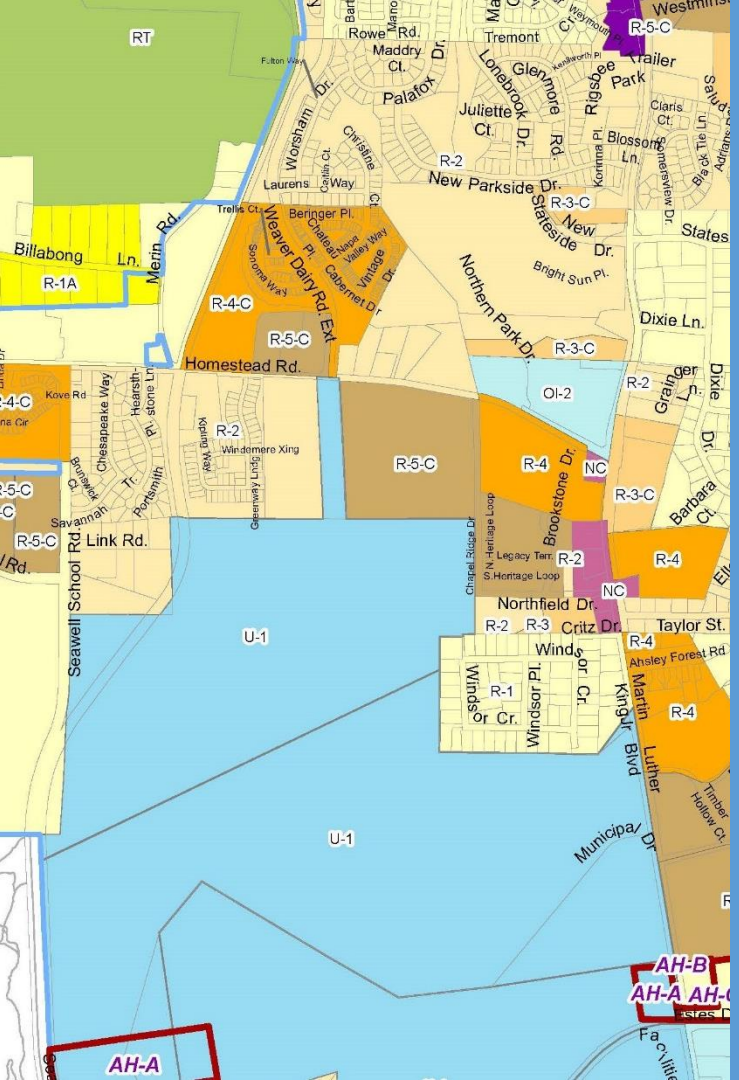
## What does the proposed Ordinance do?

- Converts two districts to Conditional Zoning Districts
  - R-SS-C to R-SS-CZD
  - MU-V to MU-V-CZD
- Changing the definition of “S” in the Use Matrix to be permitted when included with a CZ application
- Creates additional conditional zoning districts



# What does the proposed Ordinance do?

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  - R-SS-C to R-SS-CZD
  - MU-V to MU-V-CZD



# What does the proposed Ordinance do?

- Creates conditional zoning districts to replace existing conditional use districts

R-1	R-1A
R-2	R-2A
R-3	R-4
HR-L	HR-M
R-LD1	R-LD5

## What does the proposed Ordinance do?

- Changes the definition of “S” in the Use Matrix to be permitted when included with a CZ application

# Consistency with the Comprehensive Plan

The proposed text amendments promote the following *Chapel Hill 2020* Comprehensive Plan goals:

- A community that welcomes and supports change and creativity (GPNS.6)
- A development decision-making process that provides clarity and consistency with the goals of the Chapel Hill 2020 comprehensive plan (GPNS.3)



# Recommendation:

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