



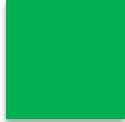


Rewriting Our Rules

A LUMO UPDATE

DRAFT

**Town Council
October 23, 2024**

TONIGHT'S DISCUSSION TOPICS:

-  LUMO Project Check-In
-  Neighborhood-Scale Commercial Development
-  Stormwater Management

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Project Check-In

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Looking Back

- Council has held 8 LUMO discussions between Oct '23 and Jun '24
- Implementation of Complete Community has been the central theme
- Discussed policy topics including:
 - New zoning districts
 - In-fill development
 - Parking standards
 - Missing middle housing
 - Environmental protection
 - By-right project approvals

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Looking *Ahead*

- Staff are working with the consultant team to complete and vet a draft of the new LUMO.
- A few outstanding topics still need to be discussed with Council, including:
 - Affordable housing
 - Improvements to planning processes
 - Building type regulations

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Looking Ahead

- The **formal legislative process** will begin when a draft LUMO is made public.
- Planning Commission and Council review is required.
- Staff will ensure that adequate **time** and **resources** are provided for meaningful orientation and review.

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**Encourage Neighborhood-Scale
Commercial Development**

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Encourage Neighborhood-Scale Commercial Development

A Complete Community:

- Promotes infill development
- Includes a variety of public and private amenities
- Prioritizes human-scale development
- Supports small businesses

The draft LUMO will improve **how** neighborhood-scale commercial is built

The draft LUMO can also expand **where** neighborhood-scale commercial is built

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Encourage Neighborhood-Scale Commercial Development

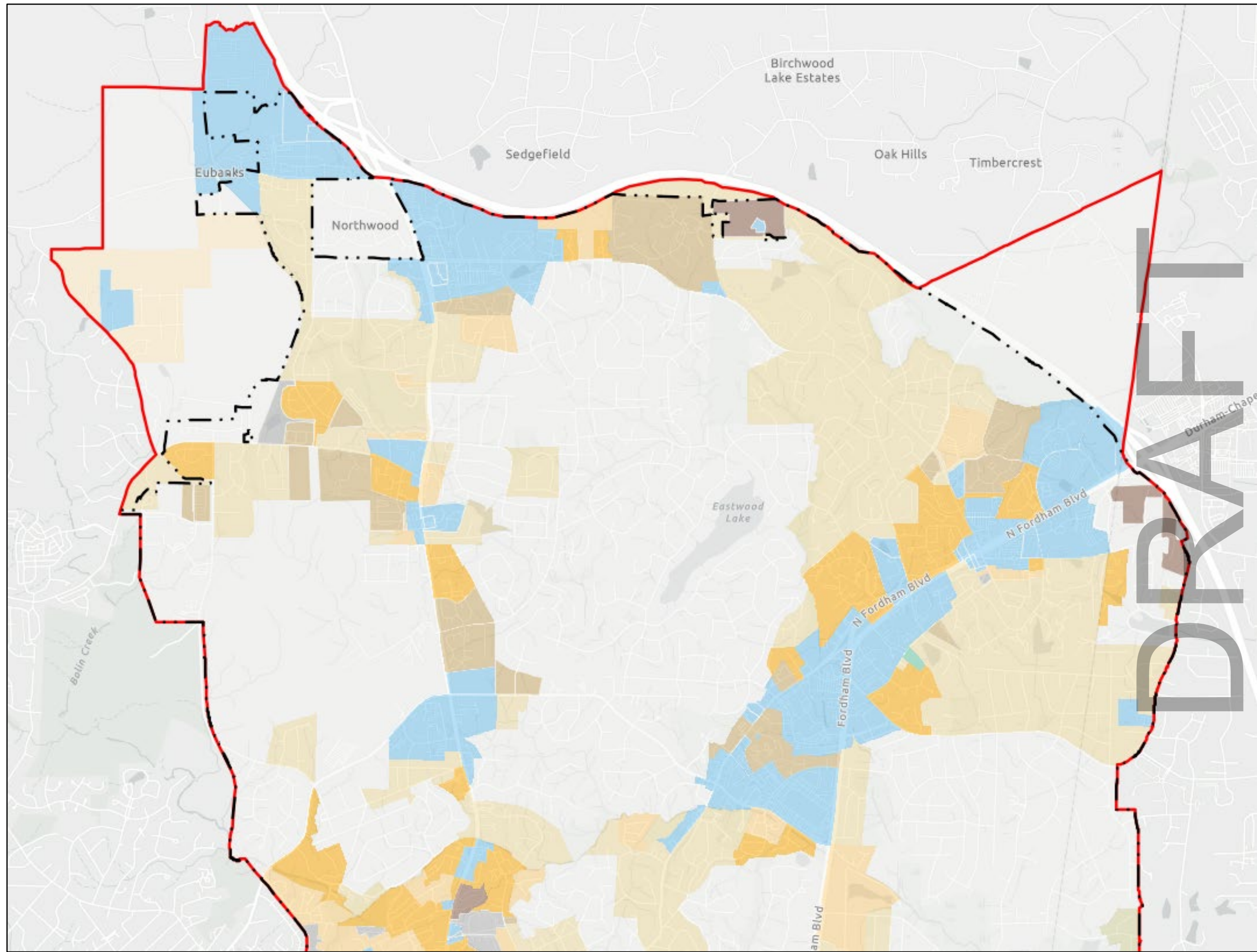
We can consider allowing uses like **corner stores, coffee shops, and restaurants** along **major roads** in **Residential-2 and higher** zoning districts.

Impacts of development can be mitigated through appropriate standards for **buffering, screening, building form, etc.**

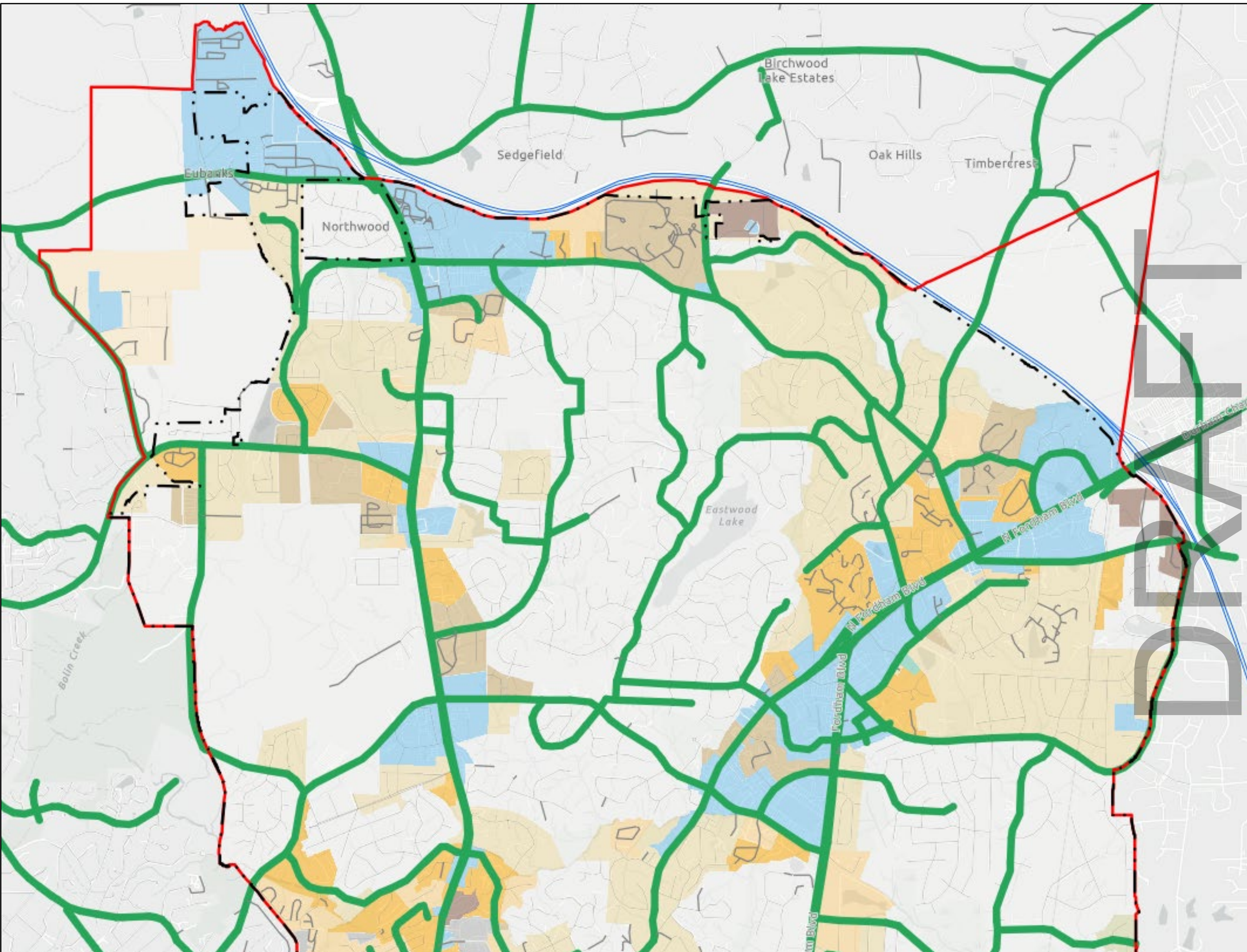
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Commercial uses are only allowed in the blue shaded areas.

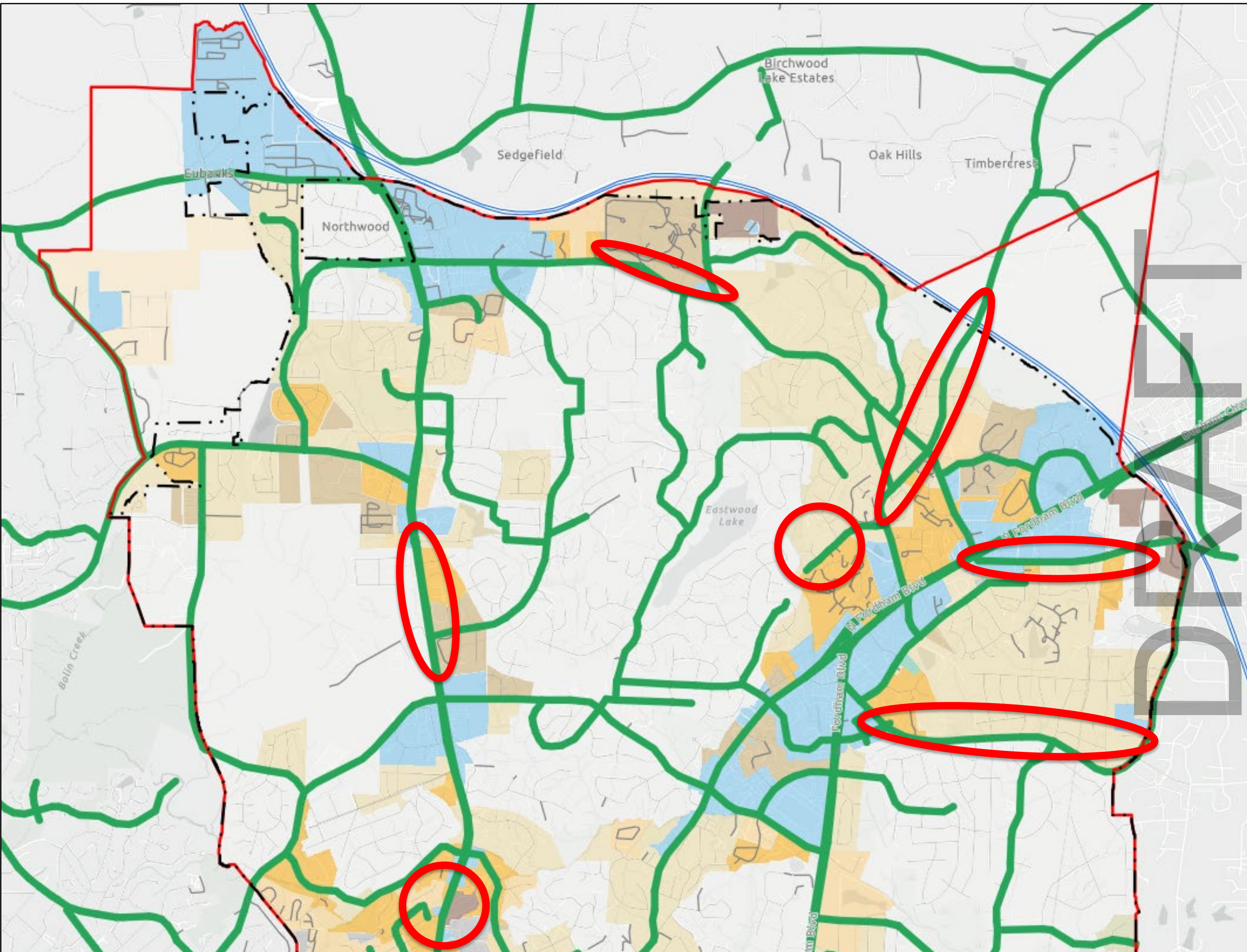
Other shaded areas are medium- to high-density residential districts.



Higher-capacity roads (e.g., arterials and collectors) are shown in green.



Neighborhood-scale commercial could be appropriate where higher-capacity roads and medium- to high-density zoning districts meet.



Stormwater Management

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Expand the 100-year storm standard with appropriate exceptions.

Chapel Hill's stormwater standards need to evolve:

- Climate change is leading to more severe weather
 - High housing costs and low supply continue to be major challenges
 - We want to continue to encourage in-fill development
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Expand the 100-year storm standard with appropriate exceptions.

Consider adopting the 100-year storm standard for **most new development**.

Include **exceptions** for:

- Smaller 3- and 4-family developments
- Small projects on commercial sites

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Exception for 3- and 4- Family Development

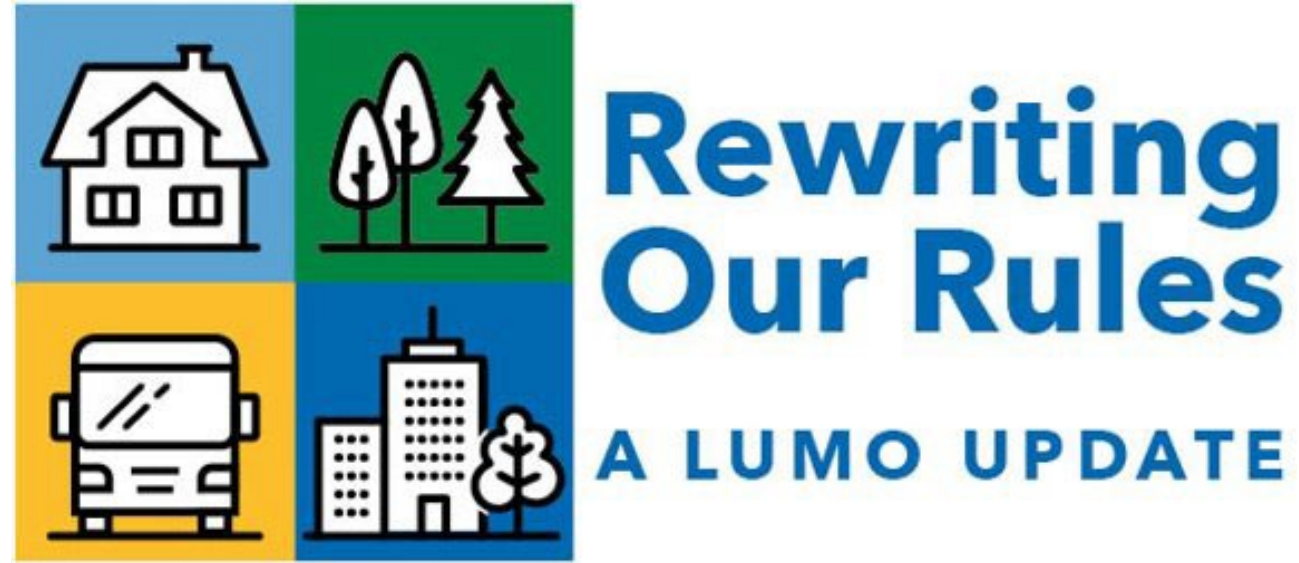
- Expansion of current exception for 1- and 2- family development
- No stormwater treatment required for buildings with a footprint smaller than 2,500 square feet
- Encourages smaller, more affordable missing middle housing

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Exception for Commercial Development

- No stormwater treatment required for projects that add less than 500 square feet of impervious surface.
- Once a project exceeds the 500 square foot exception, **all new impervious is subject to 100-year standard.**
- Allows existing commercial development to plan for the future.

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Q & A

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Appendix A

500 SF Stormwater Exemption

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Existing commercial
site with a mix of
buildings and
pavement.

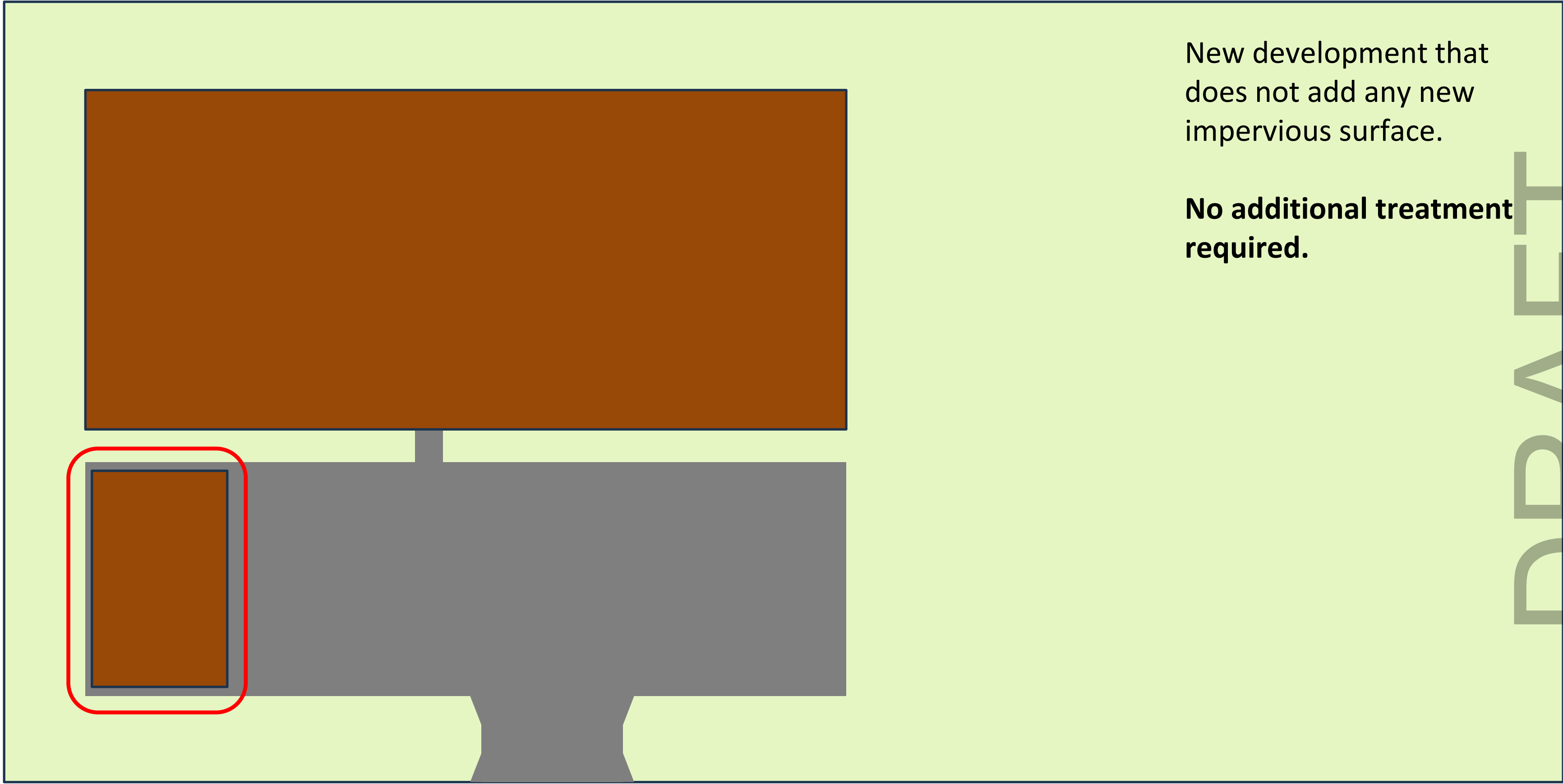
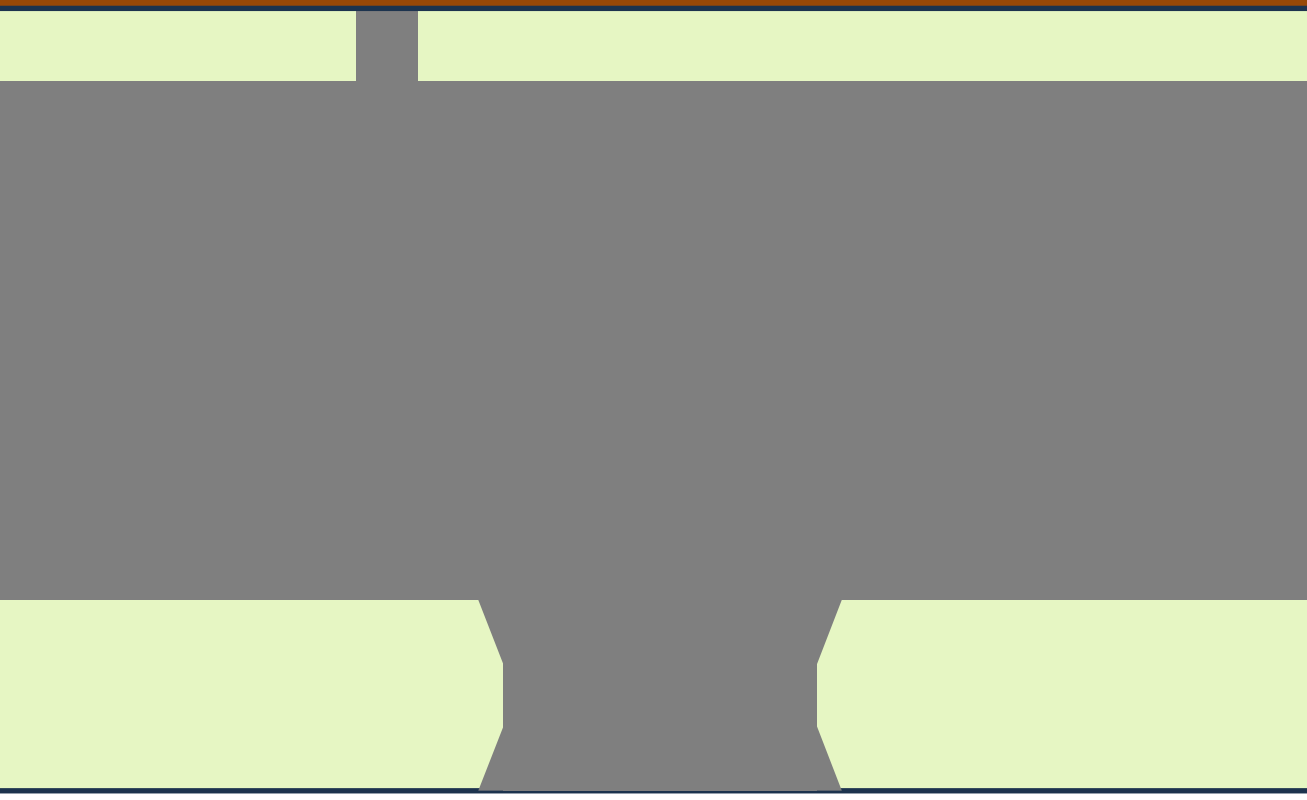
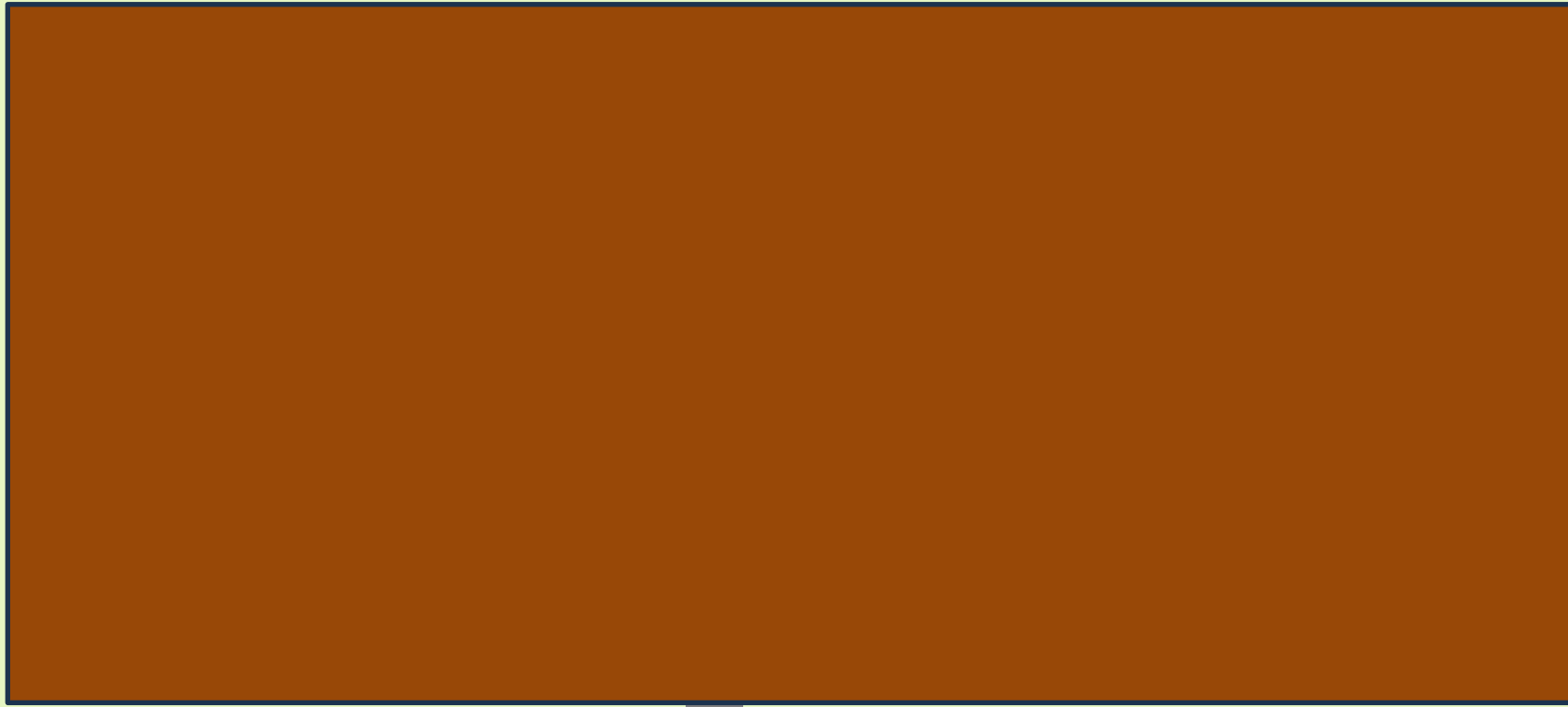
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New development that does not add any new impervious surface.

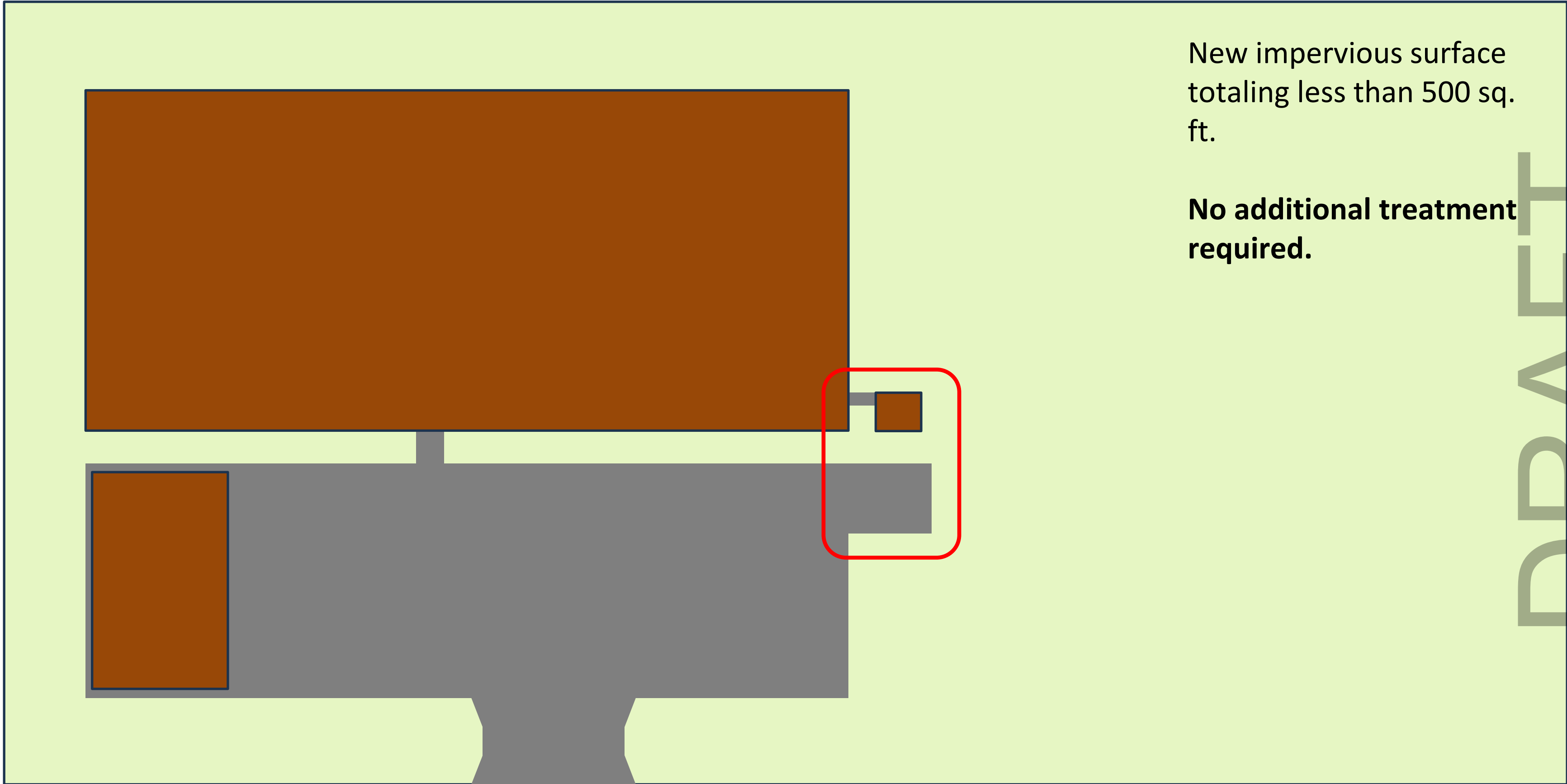
No additional treatment required.

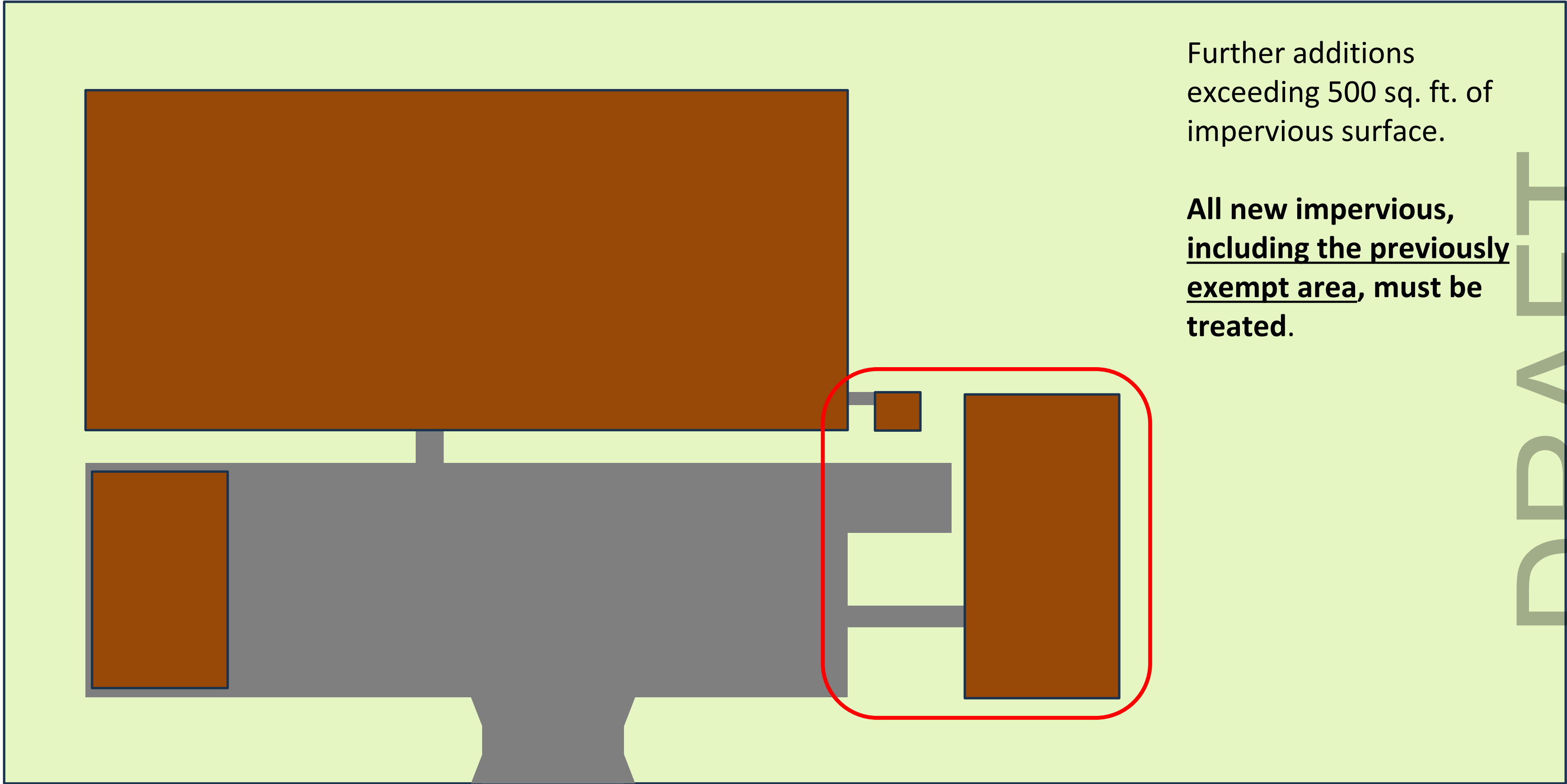


New impervious surface
totaling less than 500 sq.
ft.

**No additional treatment
required.**

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Further additions exceeding 500 sq. ft. of impervious surface.

All new impervious, including the previously exempt area, must be treated.

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