



# LUMO

## AUDIT & REWRITE

Town Council Meeting

February 15<sup>th</sup>, 2023

Allison Mouch, AICP

SOM

OPD  
ORION PLANNING+DESIGN

SBFRIEDMAN

CHAPEL HILL

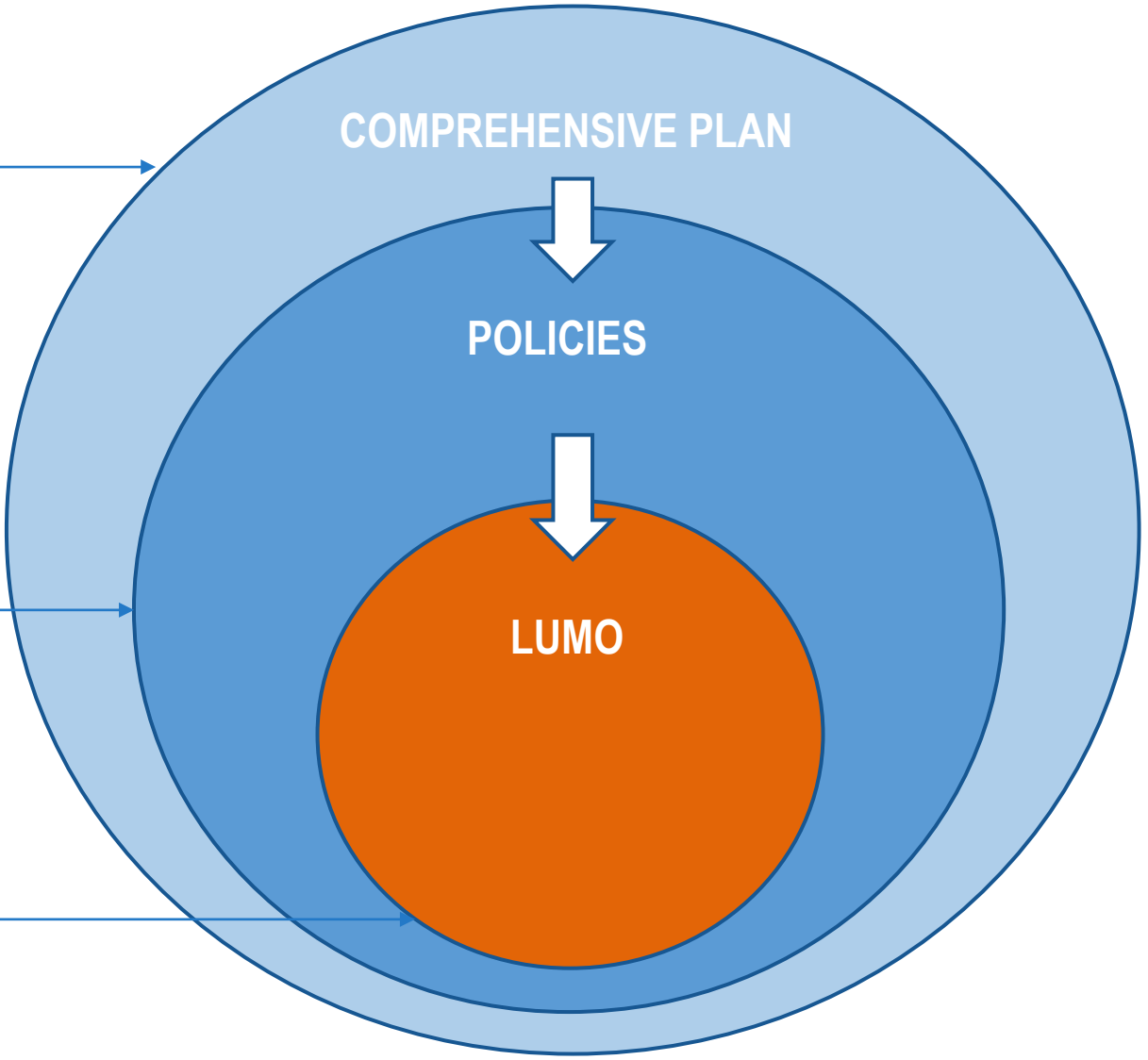
# Objectives for Tonight

- LUMO Audit - key findings
- Highlight specific areas for the LUMO update and preliminary strategy
- Next steps

The Chapel Hill 2020 comprehensive plan reflects the values, aspirations, and ideas of the community.

Policies provide a **point of reference, or a framework**, for making future decisions, particularly where the need for a decision type will be repeated repeatedly, regularly, or multiple times

**Codes, regulations, standards, and requirements contributing to a desirable, predictable built environment.**



# Policy Directives for LUMO Rewrite

- **Chapel Hill 2020**

- Create a Place for Everyone
- Community Prosperity and Engagement
- Getting Around
- Good Places, New Spaces
- Nurturing Our Community
- Town and Gown Collaboration

- **Complete Community Framework**

- Where to Grow
  - Chapel Hill will direct growth to:
    - Greenways
    - Transit Corridors
    - Large infill sites with existing infrastructure
    - Smaller infill sites
- Plan for the Future Strategically
- Expand and Deliver new Greenways
- Be Green
- Plan for Excellence in the Public Realm

# Policy Directives for LUMO Rewrite

Future Land Use  
Map (FLUM)

Open Space  
Master Plan

Affordable  
Housing  
Strategy

Historic District  
Design  
Standards

Climate Action  
and Resilience  
Plan

One Orange  
Racial Equity  
Scorecard

Mobility and  
Connectivity  
Plan,  
Greenways Plan

Downtown  
Together

- February 2022 – August 2022  
Orion Planning & Design  
completed a thorough audit of  
existing Land Use Management  
Ordinance.
- Benchmarking Surveys
- Stakeholder Roundtables
- Advisory Board Sessions

# Audit Methodology

Section-by-section evaluation



Complete Community/Comp Plan and  
plan alignment considerations



Best practice considerations

Social equity

Housing and  
affordability

Sustainability  
and  
resilience

Integrated  
mobility

Design  
character  
and quality

Process,  
process,  
process

Assessment  
and Best  
Practice

# Core Recommendations for LUMO Improvement



**Districts**

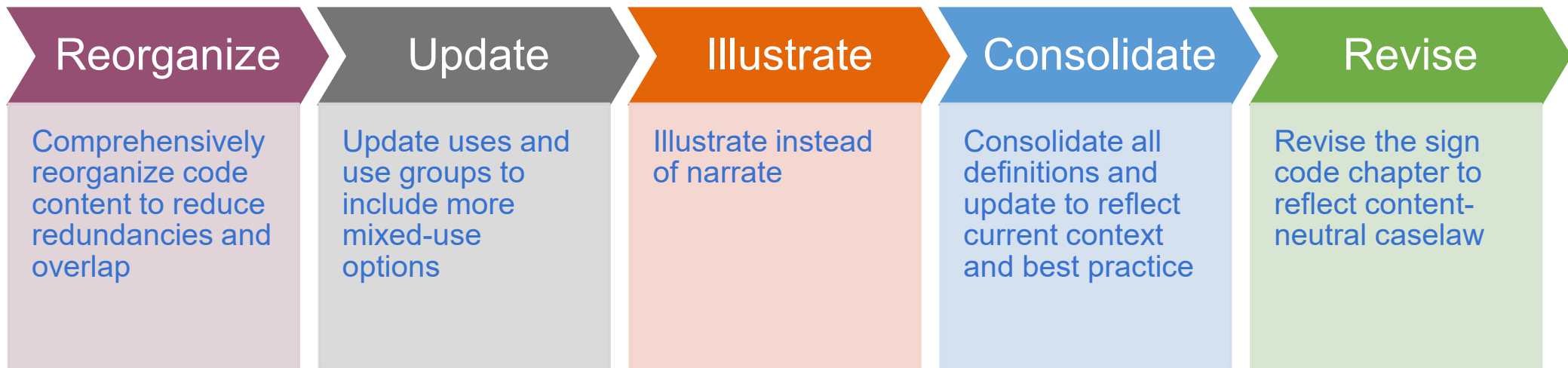


**Align zoning districts with FLUM and TOD land use designations**

Collapse districts that are unnecessarily duplicative to reduce confusion and redundancy (R-3 and R-4; R-5 and R-6, CC and NC, for example)



# Core Recommendations for LUMO Improvement



# Chapel Hill Complete Community Framework



# Code Improvements To Reinforce Social Equity - Housing



ZONING DISTRICTS



PROCESS AND  
PROCEDURES

# Code Improvements To Reinforce Social Equity - Transit



Integrate context-sensitive streetscape, access, and circulation standards into design requirements



Establish minimum densities



Adopt design standards for bicycle parking, transit stop requirements, EV charging



Offer density bonus in select districts within set distance from a transit stop

# Code Improvements To Reinforce Social Equity - Wellness

## Food Security and Public Health

- Increase access to existing resources by allowing neighborhood scale mixed uses to include groceries, medical offices, social services, etc.
- Create development incentives tied to healthy food options



# Code Improvements To Reinforce Social Equity - Wellness

## Food Security and Public Health

- Permit community gardens
- Permit micro-livestock
- Require applicants to incorporate new food system assets
- Promote walkability in future development and redevelopment



# Code Improvements To Protect Community Assets - Environment



Incorporate low impact development design standards in conjunction with stormwater requirements in Article 5.4, incentivizing pervious surfaces through density credit or bonuses



Integrate stormwater and landscape buffer requirements



Implement strong tree protection standards and codify native species landscaping requirements



Revise parkland dedication requirements

# Code Improvements To Support Good Design



Expand the opportunity for mixed-use development at appropriate scales



Investigate building types to enhance design character



Incorporate and illustrate site design requirements



Reduce setbacks and incorporate build-to envelopes/lines



# Code Improvements to Increase Access to Programs and Amenities



Incorporate neighborhood-scale mixed use in most or all residential districts



Expand uses and use groups to address incubator and co-working spaces



Allow parks, open space, and recreation amenities by-right in every district

# LUMO Audit Final Report Components



# LUMO Update Process

## CONCEPTUAL SCOPE & SCHEDULE

April – June 2023



**PHASE 1:**  
INITIATION OF  
DRAFTING

July 2023 –  
February 2024



**PHASE 2:**  
PREPARATION OF  
PRELIMINARY  
DRAFT OF THE  
RE-ENVISIONED  
LUMO

February –  
June 2024



**PHASE 3:**  
PRELIMINARY  
DRAFT REVISIONS  
AND OUTREACH

June –  
September 2024



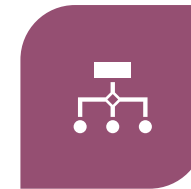
**PHASE 4:**  
ADVISORY BOARD  
CONSIDERATION

September –  
November 2024



**PHASE 5:**  
FORMAL ADOPTION  
PROCESS

December 2024 –  
April 2025



**PHASE 6:**  
USER'S GUIDE AND  
STAFF AND  
STAKEHOLDER  
TRAINING

# LUMO Update Process

## CONCEPTUAL SCOPE & SCHEDULE



July 2023 – February 2024

### PHASE 2:

PREPARATION OF PRELIMINARY  
DRAFT OF THE RE-ENVISIONED  
LUMO



September – November 2024

### PHASE 5:

FORMAL ADOPTION PROCESS