



OPEN THE LEGISLATIVE HEARING: LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT – ARTICLES 1, 3, 4, 5, 6, AND 7 AND APPENDIX A REGARDING HOUSING REGULATIONS AND HOUSING CHOICES FOR A COMPLETE COMMUNITY

Staff Memorandum

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
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<p>Amendment Request</p> <p>Amend sections of the Land Use Management Ordinance (LUMO) to address setback and height exceptions, encourage a range of housing choices, and allow staff approval of smaller multi-unit housing developments up to four (4) units.</p>	<p>Meeting Date</p> <p>May 24, 2023</p>
<p>Staff Recommendation</p> <p>That the Council open the legislative hearing on the LUMO text amendment, receive public comment, provide feedback on the draft text amendment, and continue the hearing to June 21, 2023.</p>	
<p>Process</p> <p>The item before the Council is for approval of a LUMO text amendment. The Council may approve the amendment if it is necessary:</p> <ol style="list-style-type: none"> 1. To correct a manifest error in the chapter; or 2. Because of changed or changing conditions in a particular area or in the jurisdiction generally; or 3. To achieve the purposes of the Comprehensive Plan 	
<p>Text Amendment Overview</p> <p>Based on the direction provided in the Town’s adopted plans and commissioned studies, staff proposes a text amendment that seeks to:</p> <ul style="list-style-type: none"> • Regulate the amount of housing on a lot through dimensional standards such as minimum lot sizes, maximum floor area ratios, setbacks, building height, and impervious surface, rather than through density caps. • Allow two-family developments (including single-family plus cottage) in most residential zones. • Allow staff approval of three- and four-family developments in districts that currently allow multifamily development. • Revise the current height and setback exceptions to clarify requirements. <p>The proposed amendments do not supersede any regulations set forth by the Neighborhood Conservation Districts (NCDs), nor are they intended to incentivize the immediate redevelopment of single-family neighborhoods. The proposed changes are intended to encourage a context-sensitive increase in density over time and to provide additional dwelling units incrementally within existing neighborhoods.</p>	
<p>ATTACHMENTS</p> <ol style="list-style-type: none"> 1. Draft Staff Presentation 2. Exhibits 3. Resolution A (Resolution of Consistency) 4. Ordinance A (Enactment of Land Use Management Text Amendment Proposal) 5. Resolution B (Deny Land Use Management Text Amendment Proposal) 6. Noell Consulting Group Market Impact Analysis of Duplexes 7. Planning Commission Recommendation (to be added) 	