



Land Use Management Ordinance (LUMO) Text Amendment – Article 3,
Table 3.7-1: Use Matrix

Staff: Britany Waddell, Judy Johnson, Corey Liles, Anya Grahn-Federmack, Tas Lagoo, Charnika Harrell

Planning Commission Meeting Date: October 1, 2024

Project Overview

- The proposed text amendment seeks to correct errors to the Land Use Management Ordinance (LUMO) Table 3.7-1: Use Matrix. Staff has reviewed the table closely and has identified technical corrections that need to be addressed.
- These changes are intended to be part of a “clean up” initiative. Any substantial changes to where uses are allowed will be incorporated into the LUMO Rewriting Our Rules project.

Process

Planning Commission reviews the proposed text amendment and makes a recommendation to Town Council. Town Council will hold a public hearing to consider the proposed amendments on October 9, 2024.

Staff Recommendation & Analysis

	Staff recommends that the Planning Commission recommend approval of the text amendment as detailed in Ordinance A.
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This "Clean Up" initiative involves proposed text amendment to the Use Matrix, detailed in Exhibit 1: Analysis of Proposed Changes: Table 3.7-1 and summarized below:

- **Use-Zone Misalignment:** Previous updates removed a column from the Use Matrix, causing a misalignment between allowed uses and their corresponding zoning districts. This error could lead to developments being approved or constructed in unintended areas. There was also an addition of a blank header row to organize the data that contributed to formatting issues.
- **Blank Spaces Issue:** Earlier revisions resulted in blank spaces where there should be dashes ("-"), indicating that certain uses are not permitted in specific zoning districts.
- **Error in Acronym:** The table incorrectly identifies a district as "SCI," which does not exist. Research revealed that the correct acronym should be "SC(C)," which stands for a shopping center-community.
- **Omission of Footnote:** A necessary footnote was found to be missing, explaining that the letter "Z" signifies that the Town Council can approve certain uses within a Conditional Zoning District (CZD) in the Light Industrial-Conditional Zoning District (LI-CZD) .

Attachments

Staff Materials

1. Analysis of Proposed Changes

Draft Ordinance and Resolutions

2. Resolution A – Consistency
3. Ordinance A – Approving the Text Amendment
4. Resolution B – Denying the Text Amendment