



LUMO

AUDIT & REWRITE

Town Council Meeting

February 15th, 2023

Allison Mouch, AICP

Draft



Objectives for Tonight

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

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WHAT IS INCLUDED IN A LUMO COMPREHENSIVE UPDATE

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COMPREHENSIVE PLAN

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



POLICIES

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.



LUMO

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

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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

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Policy Directives for LUMO Rewrite

Future Land Use
Map

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

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- February 2021 – August 2021
Orion Planning & Design
completed a thorough audit of
existing Land Use Management
Ordinance.
- Benchmarking Surveys
- Stakeholder Roundtables
- Advisory Board Sessions

Audit Methodology

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Section-by-section evaluation



Complete Community/Comp 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

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Core Recommendations for LUMO Improvement

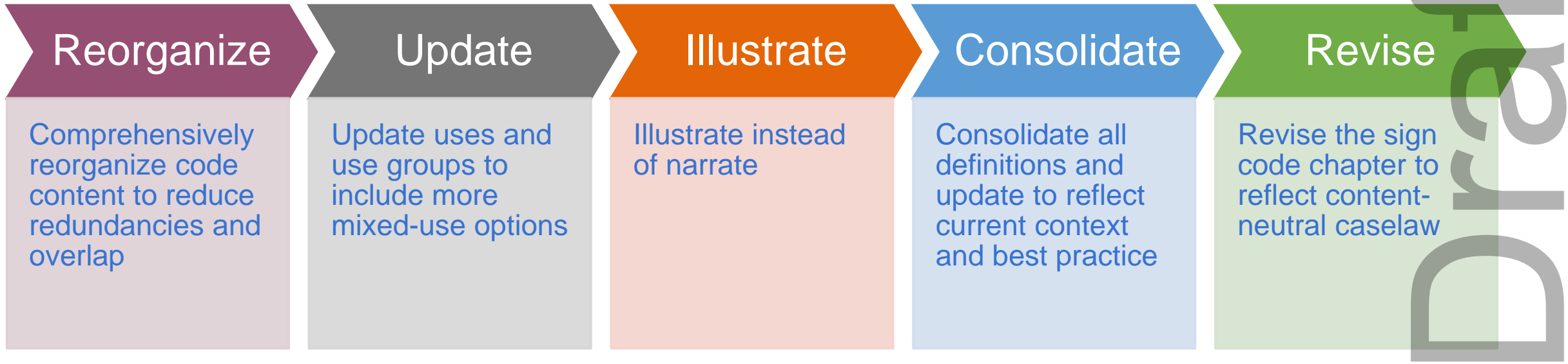
Zoning District	R-3	R-4	R-5	R-6	CC	N.C.	OI-1	OI-2
Lot Size (square feet min)	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500
Density (units per acre max)	7	10	15	15	15	10	10	15
Frontage (min feet)	40	40	40	40	40	40	40	40
Lot Width (min feet)	50	50	50	50	50	40	50	40
Building Height, Setback (max feet)	29	34	39	39	34	34	29	34
Building Height, Core (max feet)	60	60	60	60	60	60	60	60
Street Setback (min feet)	24	22	20	20	22	24	24	22
Interior Setback (min feet)	8	8	6	6	8	8	8	8
Solar Setback (min feet)	11	9	8	8	9	11	11	9
Impervious Surface Ratio (max)*	.5/.7	.5/.7	.5/.7	.5/.7	.5/.7	.5/.7	.5/.7	.5/.7
Floor Area Ratio (Max)	0.162	0.23	0.303	0.303	0.429	0.264	0.264	0.264
Street Setback (max feet)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Districts

- Align zoning districts with FLUM and TOD land use designations

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Core Recommendations for LUMO Improvement



Chapel Hill Complete Community Framework



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Code Improvements To Reinforce Social Equity - Housing



ZONING DISTRICTS



PROCESS AND
PROCEDURES

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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

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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 impervious 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

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Code Improvements To Support Good Design



Expand the opportunity for mixed-use development at appropriate scales



Adopt building typologies to further design character



Incorporate and illustrate site design requirements



Reduce setbacks and incorporate build-to envelopes/lines

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Code Improvements to Increase Access to Programs and Amenities



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



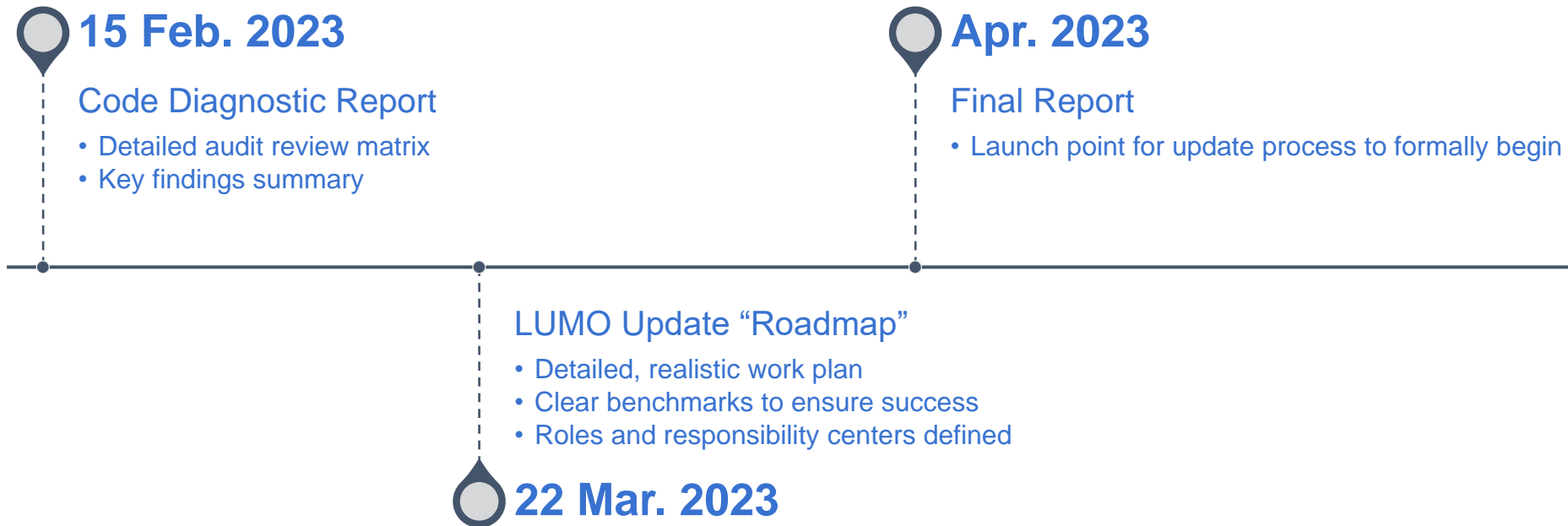
Expand uses and use groups to address incubator and co-working spaces



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

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LUMO Audit Final Report Components



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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



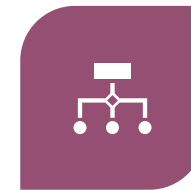
PHASE 4:
ADVISORY BOARD
CONSIDERATION

September –
November 2024



PHASE 5:
FORMAL ADOPTION
PROCESS

December 2024 –
April 2025



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

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