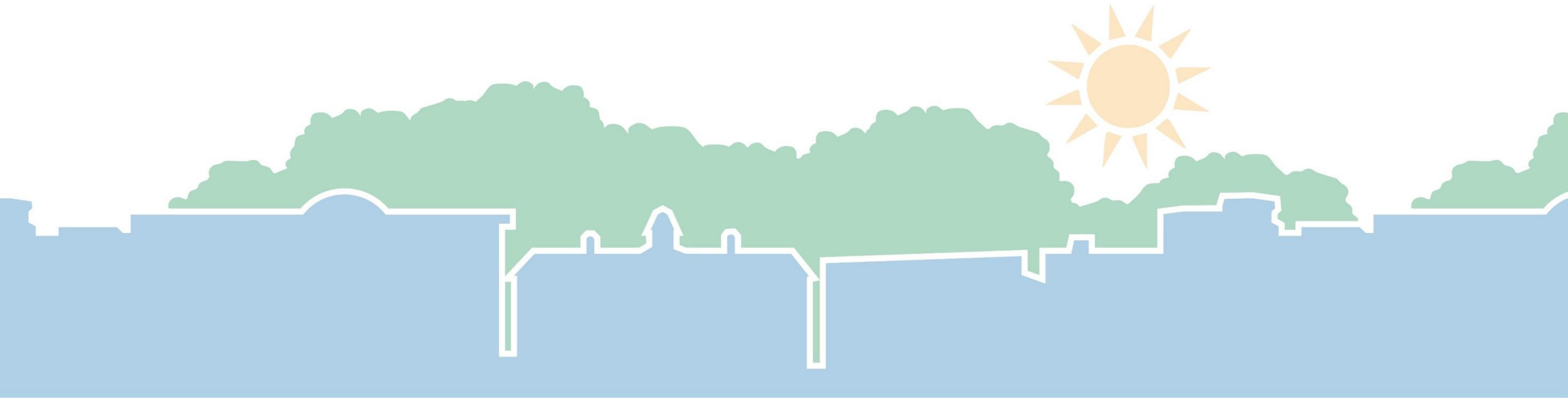


# Town Council

LUMO Rewrite Project

Charter Amendment

January 22, 2020





## RECOMMENDATION:

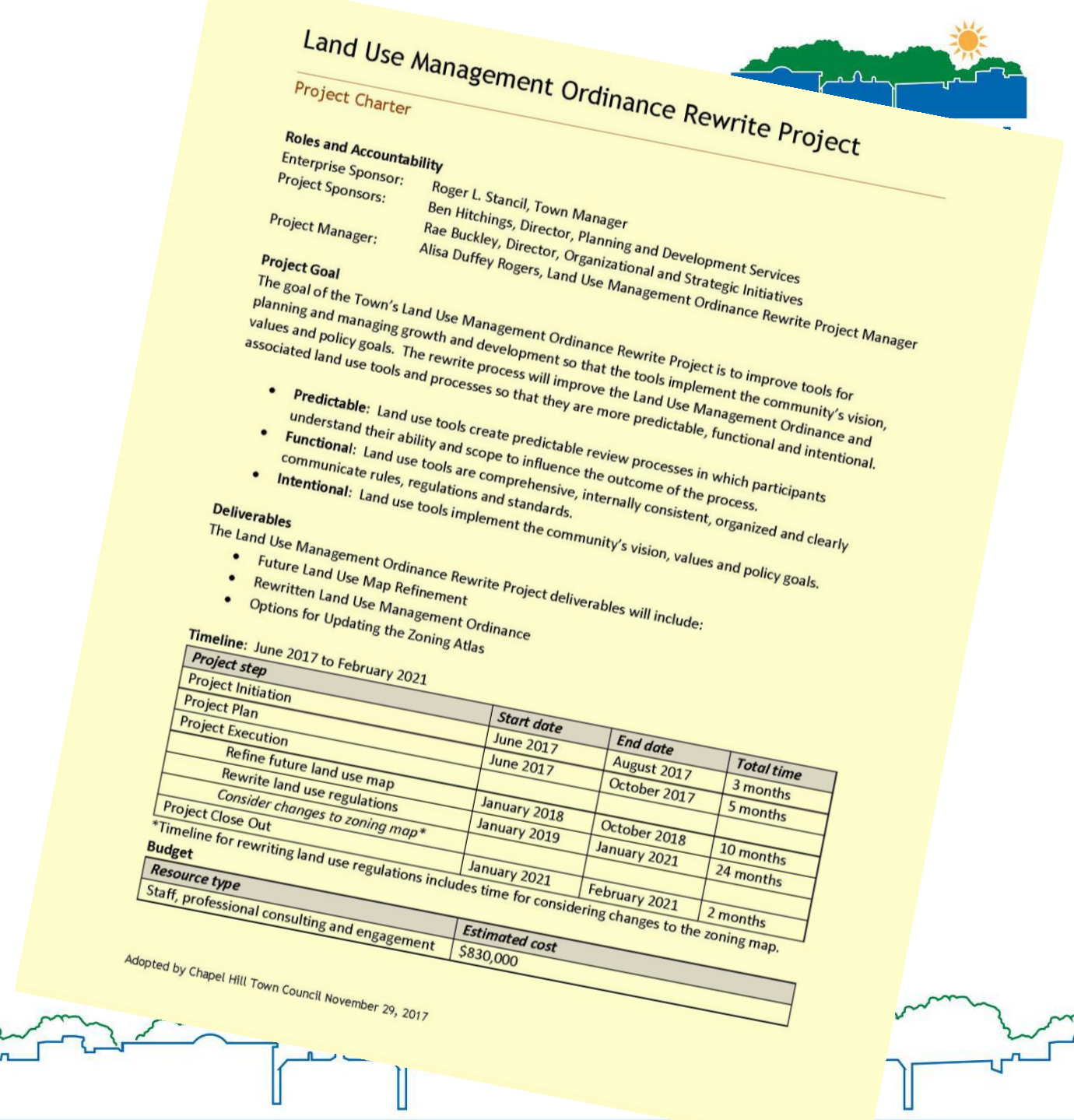
Adopt the Resolution amending the LUMO Rewrite Project Charter (Option 3) to:

- Extend the Project schedule
- Acknowledge the expansion of the Future Land Use Map phase of the Project
- Change the scope for rewriting the LUMO to include additional visioning & options for implementing Town goals

# Project Charter

## Established Project:

- Goals
- Deliverables
- Timeline
- Budget



**Land Use Management Ordinance Rewrite Project**

**Project Charter**

**Roles and Accountability**

Enterprise Sponsor: Roger L. Stancil, Town Manager  
Project Sponsors: Ben Hitchings, Director, Planning and Development Services  
Rae Buckley, Director, Organizational and Strategic Initiatives  
Project Manager: Alisa Duffey Rogers, Land Use Management Ordinance Rewrite Project Manager

**Project Goal**

The goal of the Town's Land Use Management Ordinance Rewrite Project is to improve tools for planning and managing growth and development so that the tools implement the community's vision, values and policy goals. The rewrite process will improve the Land Use Management Ordinance and associated land use tools and processes so that they are more predictable, functional and intentional.

- **Predictable:** Land use tools create predictable review processes in which participants understand their ability and scope to influence the outcome of the process.
- **Functional:** Land use tools are comprehensive, internally consistent, organized and clearly communicate rules, regulations and standards.
- **Intentional:** Land use tools implement the community's vision, values and policy goals.

**Deliverables**

The Land Use Management Ordinance Rewrite Project deliverables will include:

- Future Land Use Map Refinement
- Rewritten Land Use Management Ordinance
- Options for Updating the Zoning Atlas

**Timeline:** June 2017 to February 2021

Project step	Start date	End date	Total time
Project Initiation	June 2017	August 2017	3 months
Project Plan	June 2017	October 2017	5 months
Project Execution			
Refine future land use map	January 2018	October 2018	10 months
Rewrite land use regulations	January 2019	January 2021	24 months
Consider changes to zoning map*	January 2021	February 2021	2 months
Project Close Out			

\*Timeline for rewriting land use regulations includes time for considering changes to the zoning map.

**Budget**

Resource type	Estimated cost
Staff, professional consulting and engagement	\$830,000

Adopted by Chapel Hill Town Council November 29, 2017

## Project Goal

The goal of the Town's Land Use Management Ordinance Rewrite Project is to improve the Town's land use tools in order to implement the community's vision, values and policy goals. The rewrite process will improve the Land Use Management Ordinance and associated land use tools and processes so that they are more predictable, functional and intentional.

### Predictable

Land use tools create predictable review processes in which participants understand their ability and scope to influence the outcome of the process

### Functional

Land use tools are comprehensive, internally consistent, organized and clearly communicate rules, regulations and standards

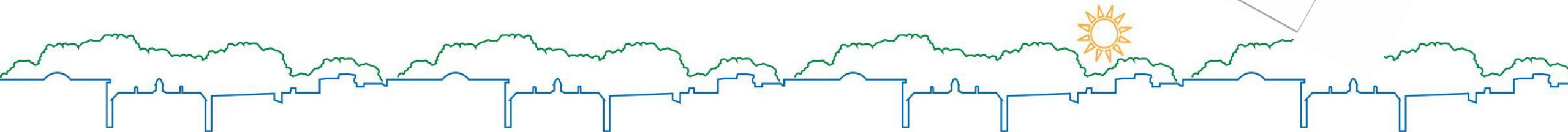
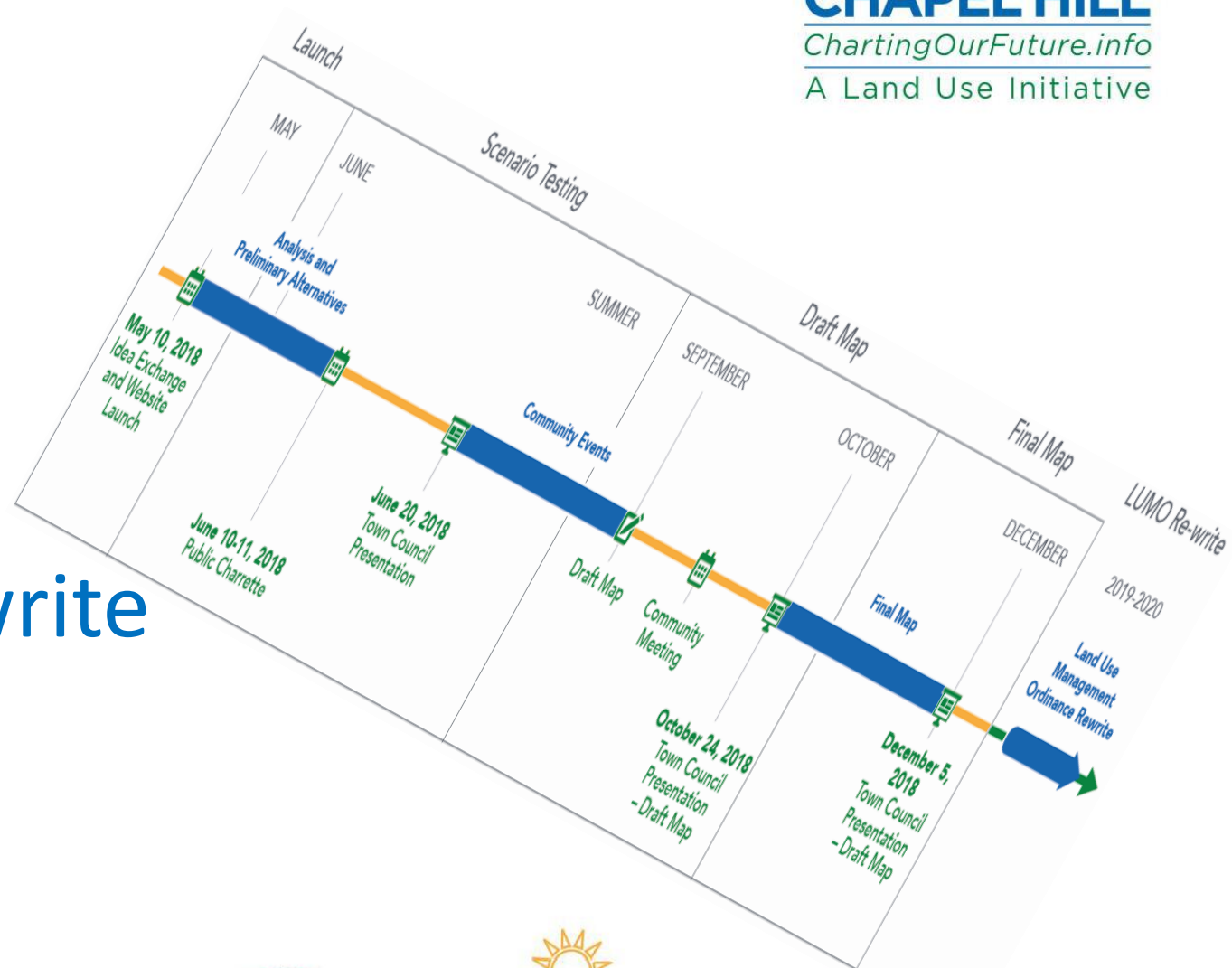
### Intentional

Land use tools implement the community's vision, values and policy goals

- **Predictable:** Create predictable review processes
- **Functional:** Comprehensive & clearly communicates the rules
- **Intentional:** Implement the community's vision, values & policy goals

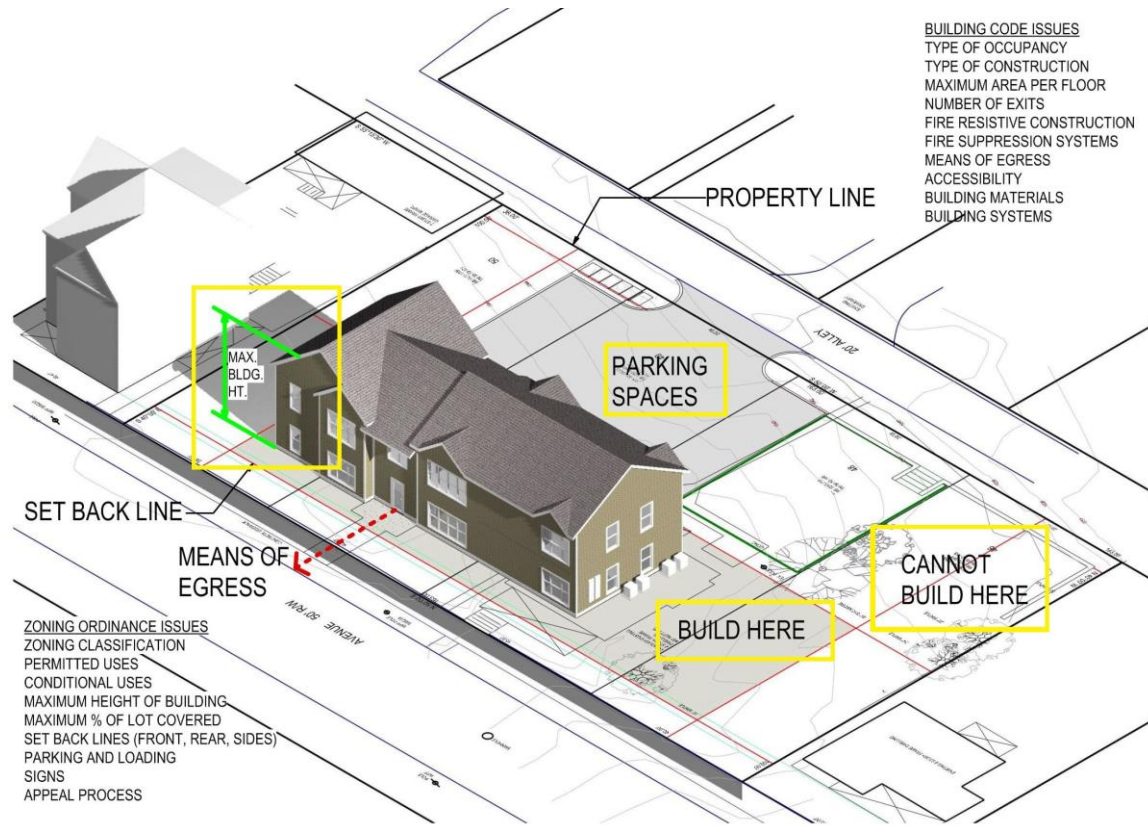
# Amendments to Charter

- Extend the timeline
- Update the FLUM Phase
- Consider scope & budget for the LUMO Rewrite



# Options for Rewriting LUMO

## Option 1 - Basic Analysis & Engagement



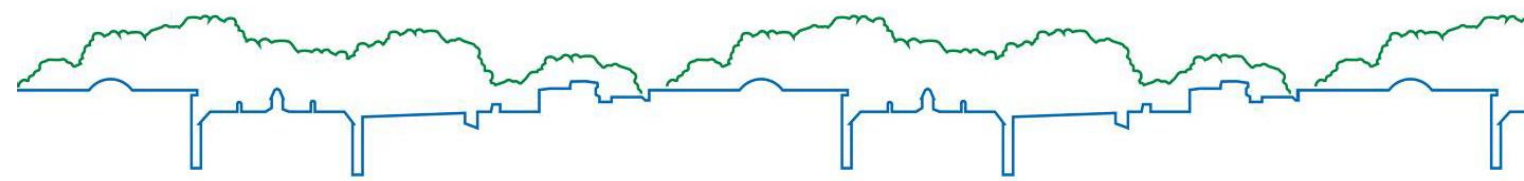
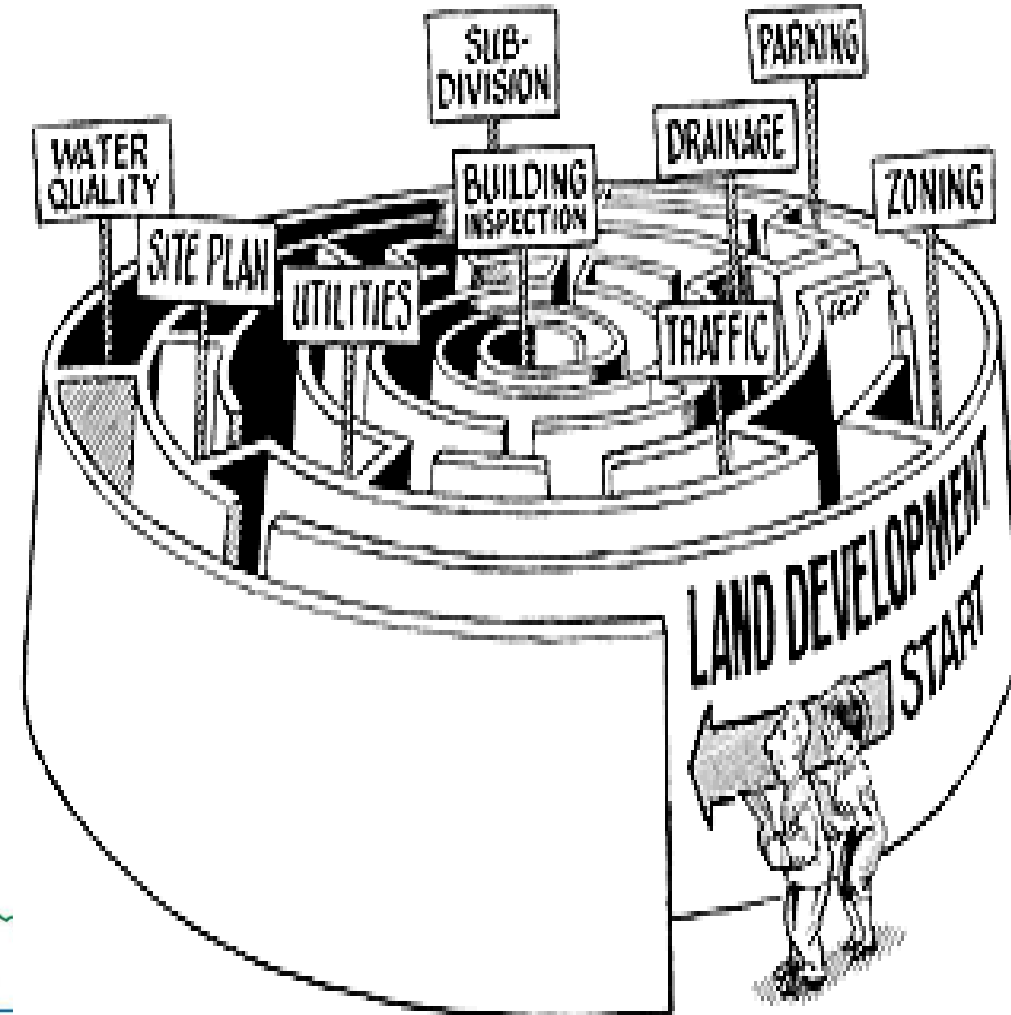
- Includes:
  - Basic analysis of the LUMO
  - Limited public engagement
  - Fewer revisions to draft text
  
- Estimated additional \$152,000



# Options for Rewriting LUMO

## Option 2 - More In-depth Analysis & Engagement

- Includes:
  - In-depth analysis
  - More engagement
  - Additional opportunities for changes to draft text
  
- Estimated additional \$380,000



# Options for Rewriting LUMO

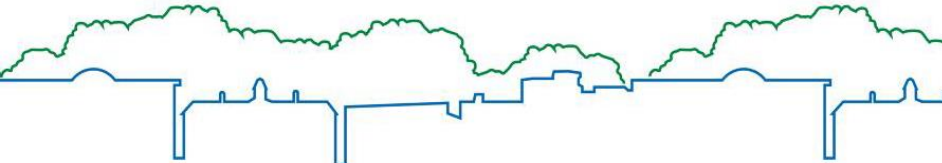
## Option 3 - Visioning & Policy Driven Option



- “Interim” step to better define a vision for the Focus Areas
- Includes evaluations designed to move forward Town goals:
  - Diverse housing options in neighborhoods
  - Zoning tools & strategies for resilient zoning options
  - Public benefits & necessary zoning incentives to facilitate such benefits
- Estimated additional \$652,000

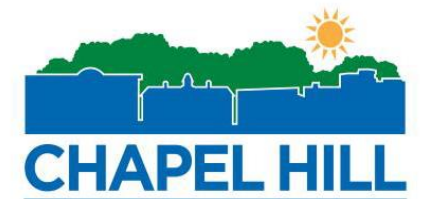


IMPROVING PLACE FROM PLANNING TO ZONING



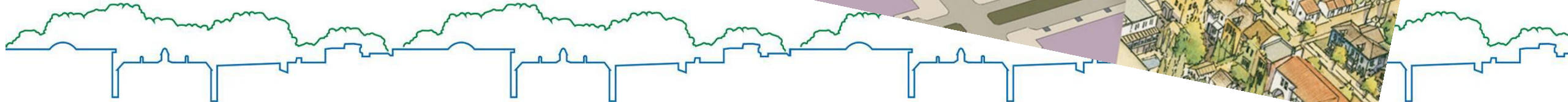
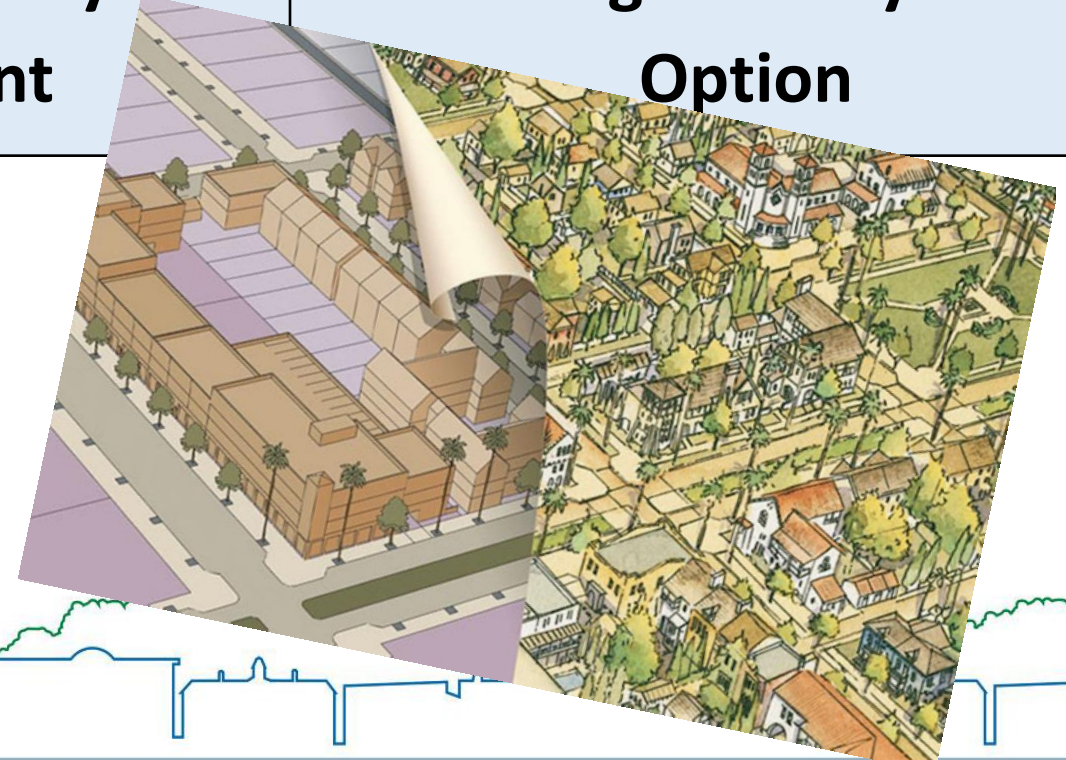


# Options for Rewriting LUMO



## Summary of Options for Rewriting the Land Use Management Ordinance

<p><b>Option 1</b> <b>Basic Analysis &amp; Engagement</b></p>	<p><b>Option 2</b> <b>More In-depth Analysis &amp; Engagement</b></p>	<p><b>Option 3</b> <b>Visioning &amp; Policy Driven Option</b></p>
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**CHAPEL HILL**

*ChartingOurFuture.info*

A Land Use Initiative

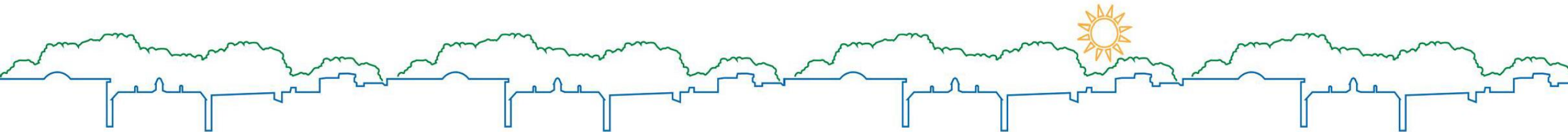
# CHAPTER 160D

A NEW LAND USE LAW FOR NORTH CAROLINA



# Next Steps

- For the FLUM, fall of 2020.
- Preparation of the Request for Proposal (RFP) for consulting services for the LUMO rewrite





## RECOMMENDATION:

Adopt the Resolution amending the LUMO Rewrite Project Charter (Option 3) to:

- Extend the Project schedule
- Acknowledge the expansion of the Future Land Use Map phase of the Project
- Change the scope for rewriting the LUMO to include additional visioning & options for implementing Town goals