



STAFF UPDATE: REWRITING OUR RULES – A COMPREHENSIVE UPDATE OF THE CHAPEL HILL LAND USE MANAGEMENT ORDINANCE

SUMMARY REPORT TOWN OF CHAPEL HILL PLANNING DEPARTMENT
June 21, 2023
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Overview

This is a brief update on the Town's LUMO rewrite project: "*Rewriting Our Rules*". As a comprehensive update of the Town's Land Use Management Ordinance (LUMO), the project is an effort to further implement the vision and goals set by the various elements of the Town's Comprehensive Plan.

Consultant Team

Rewriting Our Rules will leverage the expertise of a diverse team of consultants, many of whom have a proven track record in Chapel Hill or the Triangle area.

Skidmore, Owings, and Merrill ("SOM") and Orion Planning and Design will be leading the rewrite efforts. Both firms were heavily involved in the recently adopted *Shaping Our Future* element of the Town's Comprehensive Plan. The firms will be supported by Rundell Ernstberger Associates ("REA") as well.

SB Friedman, a firm that was also involved with *Shaping Our Future*, will conduct various economic analyses in support of efforts to incentivize affordable housing construction.

Joining the team is Aidil Ortiz, who has been heavily involved in community engagement efforts in Durham and will serve as the project's public engagement lead.

Staff Involvement

Rewriting Our Rules is being managed by the Planning Department with a dedicated project manager and a communications project manager. Together with the project managers, additional Planning Department staff with substantial knowledge of LUMO regularly meet with the consultant team to provide guidance, support, and feedback. A larger interdepartmental staff team has also been assembled to provide subject-matter expertise as needed.

Staff from the Manager's Office, Affordable Housing and Community Connections, Communications and Public Affairs, as well as the DEI Officer and Ombuds are also supporting the project in various capacities.

Project Timeline

From project initiation to stakeholder trainings on the new LUMO, *Rewriting Our Rules* is an estimated two-year project. Town staff and project consultants will have periodic check-ins with Town Council throughout the project. An overview of the approximate project timeline is included below.

April – June 2023: Conduct site pro forma analyses to identify opportunities for incentivizing affordable housing construction. Identify design challenges/priorities to inform

potential design regulations. Present to Town Council a Plan Alignment Analysis and draft Table of Contents for the new LUMO.

June – November 2023: Begin stakeholder engagement, including community ambassador trainings and small group sessions. Continue pro forma and design analyses. Present to Town Council a draft of proposed zoning district types.

November 2023 – February 2024: Prepare a preliminary draft of the new LUMO and present to Town Council and other stakeholders.

February – June 2024: Update draft of the new LUMO based on stakeholder feedback and present to Town Council for review.

June – September 2024: Present a final draft of the new LUMO to advisory boards and commissions.

September – November 2024: Present the new LUMO to Town Council for review and adoption.

December 2024 – April 2025: Develop and deliver training materials on the new LUMO for staff and other stakeholders.

Deliverables

Several draft and final deliverables prepared by the consultant team are included with this report:

1. **Plan Alignment Memo and Draft of Revised LUMO Table of Contents:** The Plan Alignment Memo ties together key findings from the LUMO Audit, proposed improvements to address those findings, and the goals of the Town's comprehensive plan, including recent updates such as the Complete Community Strategy and Shaping Our Future. The Draft Table of Contents offers a preview of the potential organizational structure of the new LUMO. The new structure is intended to improve the useability/accessibility of the ordinance.
2. **LUMO Audit Report:** The LUMO Audit provides a section-by-section review of the current LUMO and highlights opportunities for improvement.
3. **Draft Public Engagement Plan:** The Public Engagement Plan lays out the broad strokes of community engagement related to *Rewriting Our Rules* over the next two years.