



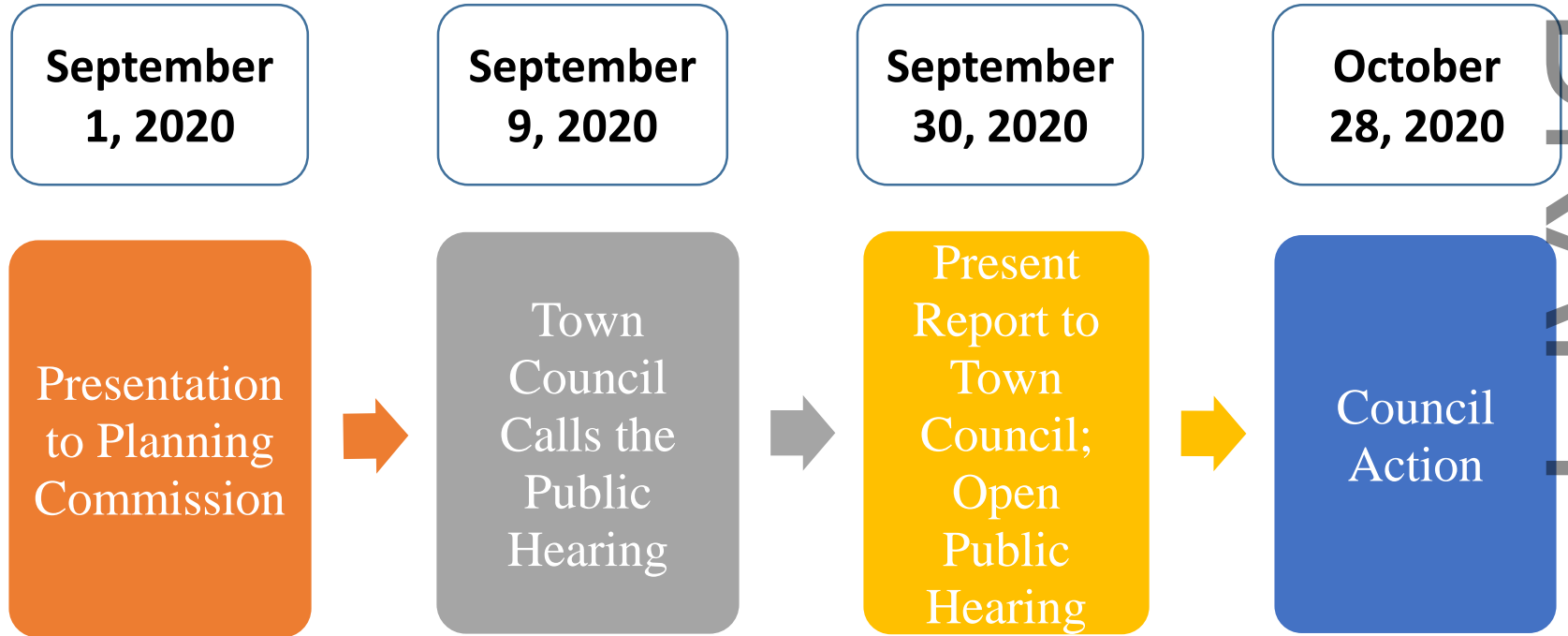
LUMO Text Amendments

Expansion of Conditional Zoning

September 30, 2020

DRAFT

The Process:



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Recommendation:

That the Council open the public hearing, receive public comment, close the public hearing, and allow written public comment for twenty-four (24) hours

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Why do we need to expand conditional zoning at this time?

01

Facilitate applications delayed by COVID-19 restrictions on virtual hearings

02

Bring portions of the LUMO into compliance with 160D

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What is conditional zoning?

- Rezoning with site-specific conditions
- Legislative Action
- Allows concerned community members to voice concerns and Council may consider opinion as well as facts



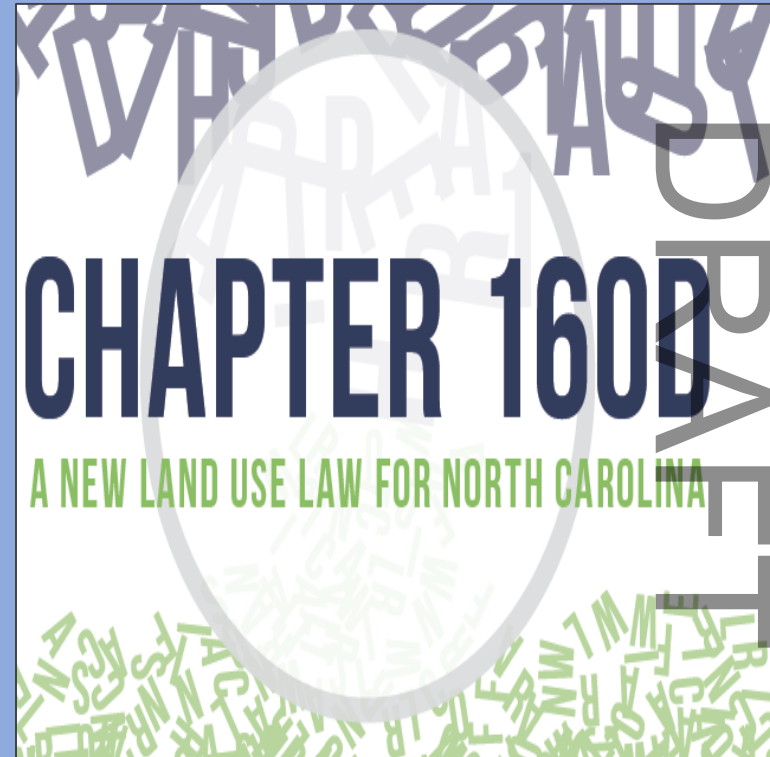
CHAPTER 160D

A NEW LAND USE LAW FOR NORTH CAROLINA

What is 160D?

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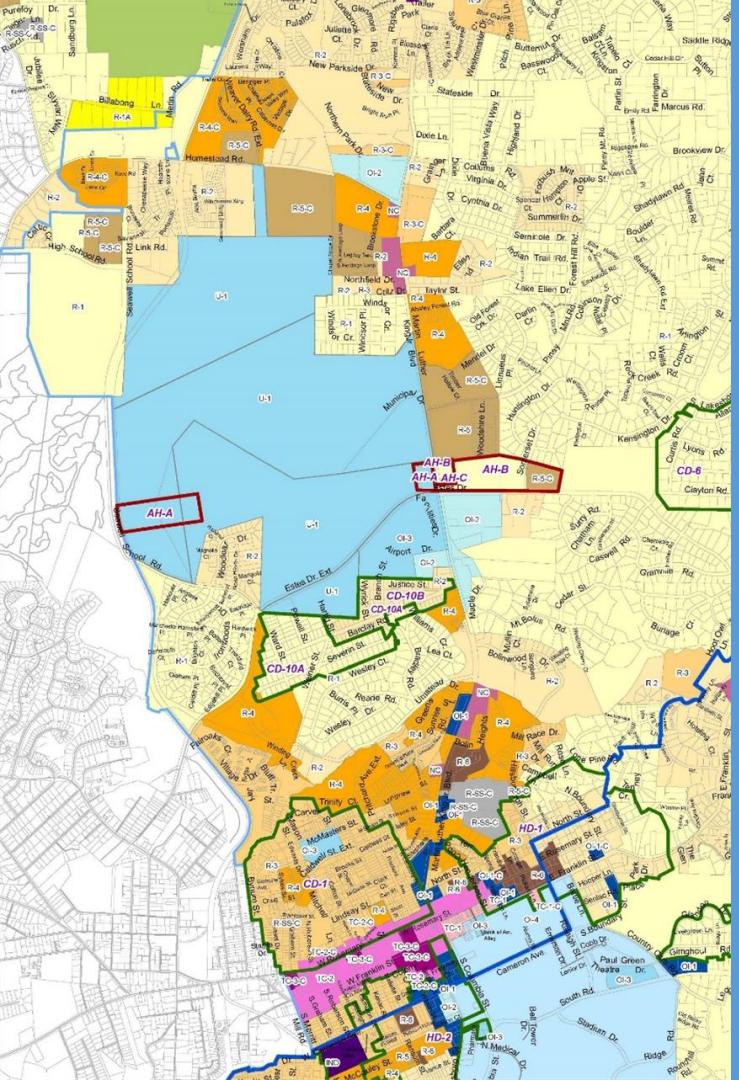
- Conditional Zoning replaces Conditional Use District Zoning under 160D
- Conditional Use District Zoning
 - Combines Legislative Rezoning with Quasi-judicial Special Use Permit
 - Developed to place conditions on rezonings
 - Problematic since combines legislative & quasi-judicial actions
- Still retain SUP under 160D



What does the proposed Ordinance do?

- Converts two districts to Conditional Zoning Districts
 - R-SS-C to R-SS-CZD
 - MU-V to MU-V-CZD
- Changing the definition of “S” in the Use Matrix to be permitted when included with a CZ application
- Creates additional conditional zoning districts

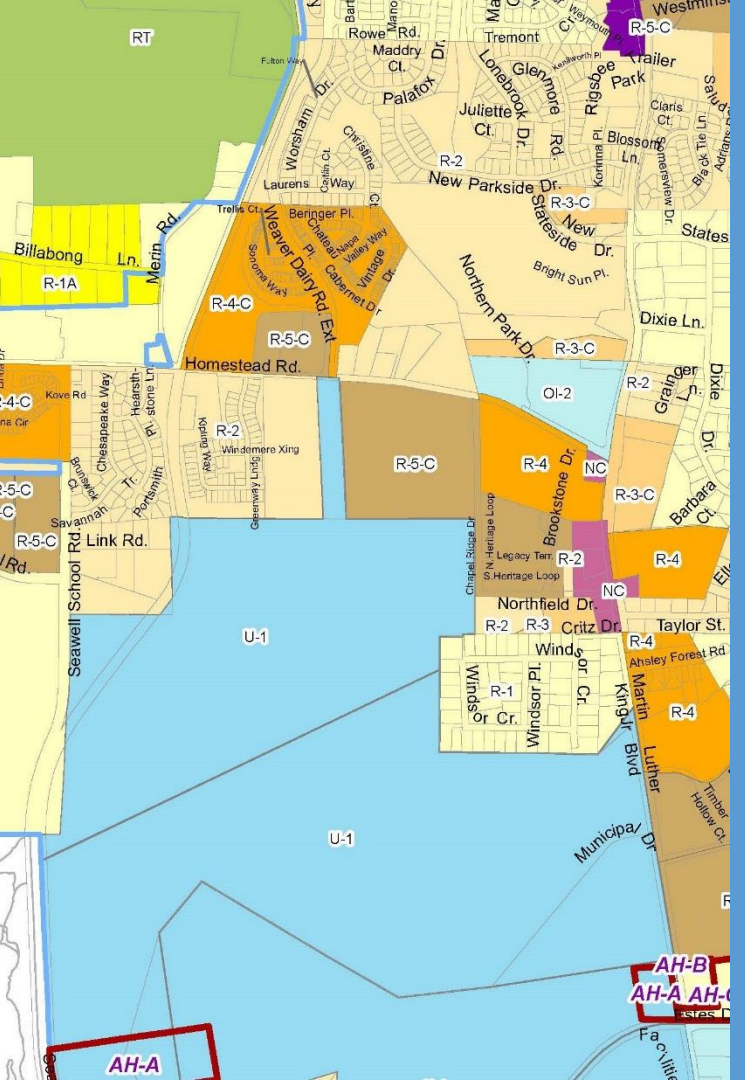
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What does the proposed Ordinance do?

- Converts two districts to Conditional Zoning Districts
 - R-SS-C to R-SS-CZD
 - MU-V to MU-V-CZD

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What does the proposed Ordinance do?

- Creates conditional zoning districts to replace existing conditional use districts

R-1	R-1A
R-2	R-2A
R-3	R-4
HR-L	HR-M
R-LD1	R-LD5

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What does the proposed Ordinance do?

- Changes the definition of “S” in the Use Matrix to be permitted when included with a CZ application

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Consistency with the Comprehensive Plan

The proposed text amendments promote the following *Chapel Hill 2020* Comprehensive Plan goals:

- A community that welcomes and supports change and creativity (GPNS.6)
- A development decision-making process that provides clarity and consistency with the goals of the Chapel Hill 2020 comprehensive plan (GPNS.3)

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Recommendation:

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