

**Amy Harvey**

---

**From:** Roger Stancil  
**Sent:** Tuesday, May 08, 2018 7:30 PM  
**To:** Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Town Council; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Roger Stancil; Ross Tompkins  
**Cc:** Loryn Clark; Ben Hitchings; Aaron Frank; Amy Harvey; Beth Vazquez; Carolyn Worsley; Catherine Lazorko; Christina Strauch; Dwight Bassett; Flo Miller; Mary Jane Nirdlinger; Rae Buckley; Ralph Karpinos; Ran Northam; Roger Stancil; Sabrina Oliver  
**Subject:** Council Questions: Item 4: LUMO Text Amendment

**Council Question:** What are the benefits and drawbacks of eliminating the requirement that the long-range development plan depicts all development anticipated for a period not less than 50 years?

**Council Question:** What are the benefits and drawbacks of removing the requirement that the development agreement not exceed 20 years?

**Staff Response:** *The changes are being made to align with State Statutes, which were adjusted after the U-1 district was originally approved by Chapel Hill. Since the State Statute would override our local ordinance, the change is proposed for consistency and clarity and was not analyzed by Town staff.*

**Council Question:** Were any projects (prospective or otherwise) contemplated with any the proposed U-1 text amendment? If so, which ones?

**Staff Response:** *The Municipal Services Center project presented an opportunity to change our local ordinance for consistency and clarity with the State Statute because this project is the first proposed rezoning to U-1 since the state law has been passed. The text amendment is not being pursued for a particular project. Since the state law passed, the change in minimum acreage and development agreement term limit has already effectuated in the Town's Development Agreement-1 (DA-1) zoning district through a similar text amendment approved in 2016, and development agreements have since been applied for with a project acreage less than 25 acres.*