

## 02-15-2023 Town Council Meeting Responses to Council Questions

### **ITEM #10: Shaping Our Future - Transit Oriented Development and Land Use Management Ordinance Update**

**Council Question:**

For information on page 161 – can we see the existing zoning standards as well as the proposed, so we know where the changes are?

**Staff Response:**

*The goal through the LUMO Audit was to identify districts that can be consolidated. The zoning districts identified in the table have similar standards and could potentially be consolidated. We will come back in September to present and discuss a draft district pallet and assessment memo. Please see [TOD Implementation Strategies pages 24-30](#)<sup>1</sup> for potential modifications that will reflect TOD and Complete Community values.*

**Council Question:**

On p. 168, there's a typo, I think – we're incentivizing pervious surface, right, not impervious?

**Staff Response:**

*Yes, typo corrected.*

**Council Question:**

The design manual is an important part of our execution of town policies, and much of it (for example, street standards) is out of date and very suburban. When will staff facilitate Council policy discussions to set a new direction? Will the Design Manual be updated concurrent with the LUMO update, or after?

**Staff Response:**

*Some of these topics will be addressed in the code improvements, and we will come back to Council in September at a work session to have facilitated conversations on specific areas/topics where staff will need to affirm direction.*

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<sup>1</sup> <https://www.townofchapelhill.org/home/showpublisheddocument/52870/638067125346270000>