



LUMO Text Amendments

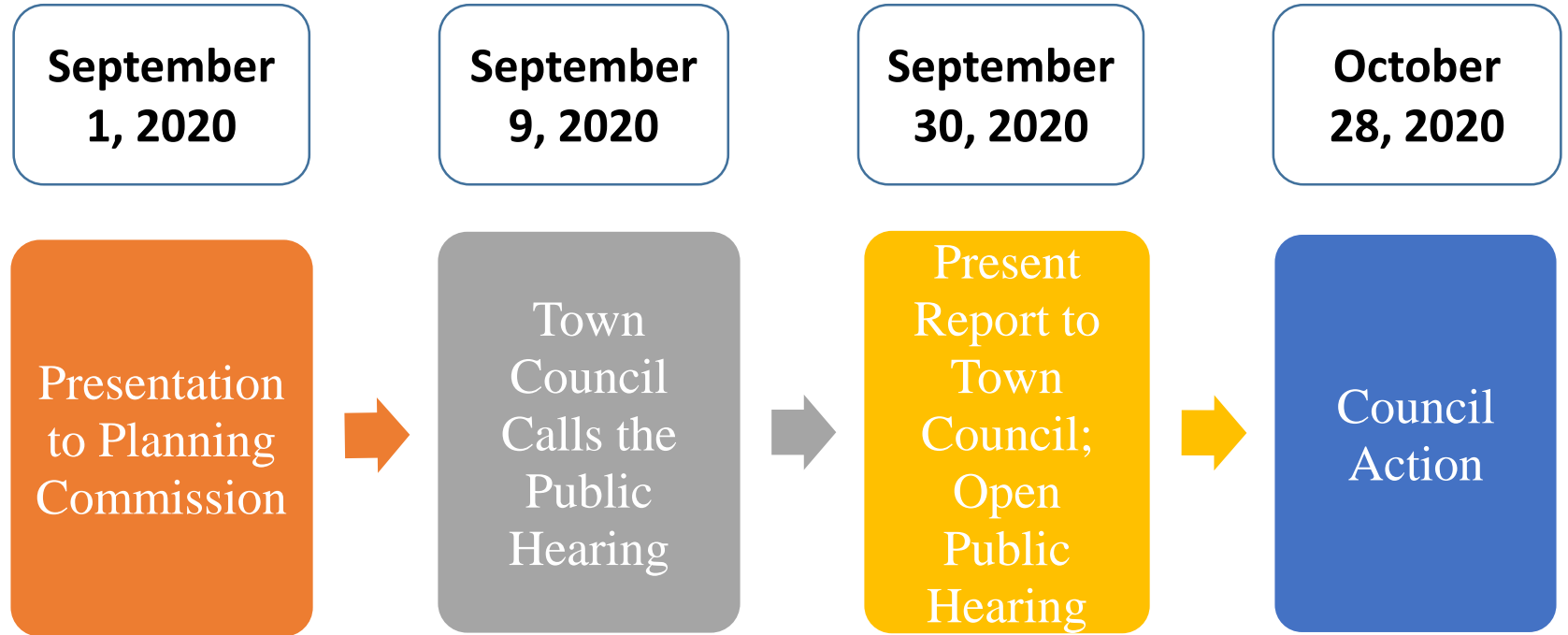
Expansion of Conditional Zoning

October 28, 2020

Agenda

- Briefly review the LUMO amendment process
- Explain the need for the proposed amendments
- Review the proposed LUMO amendments
- Staff recommendation

The Process:





Recommendation:

- Adopt the Resolution of Consistency
- Enact Ordinance A

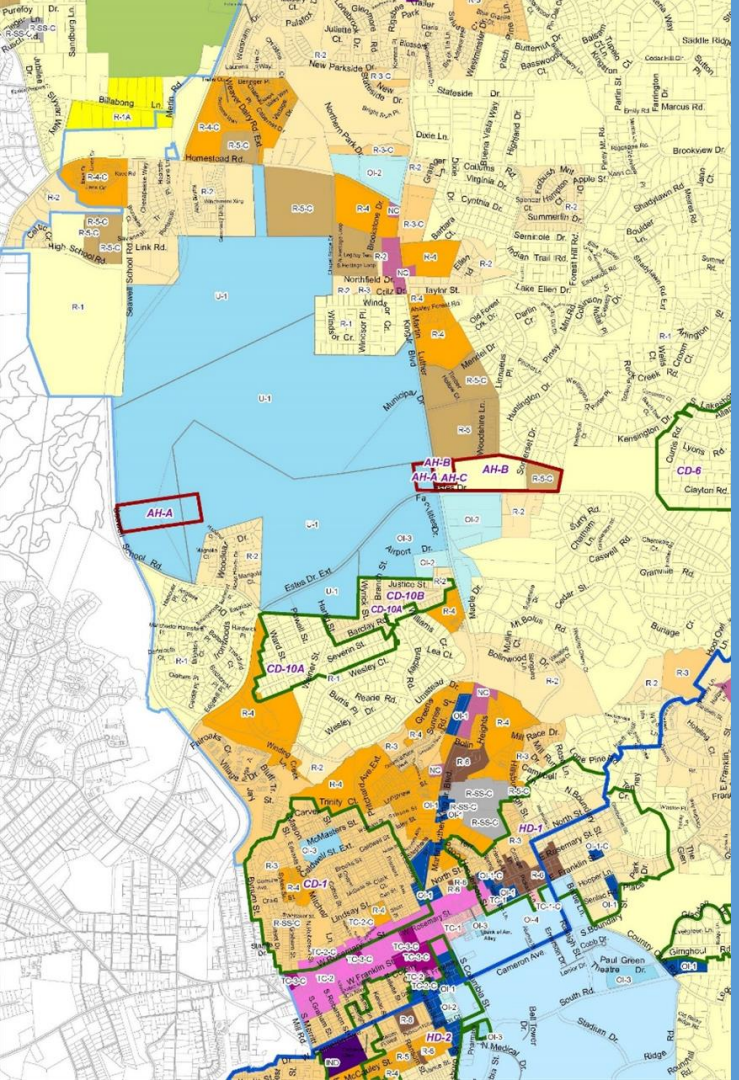
Why do we need to expand conditional zoning at this time?

01

Facilitate applications delayed by COVID-19 restrictions on virtual hearings

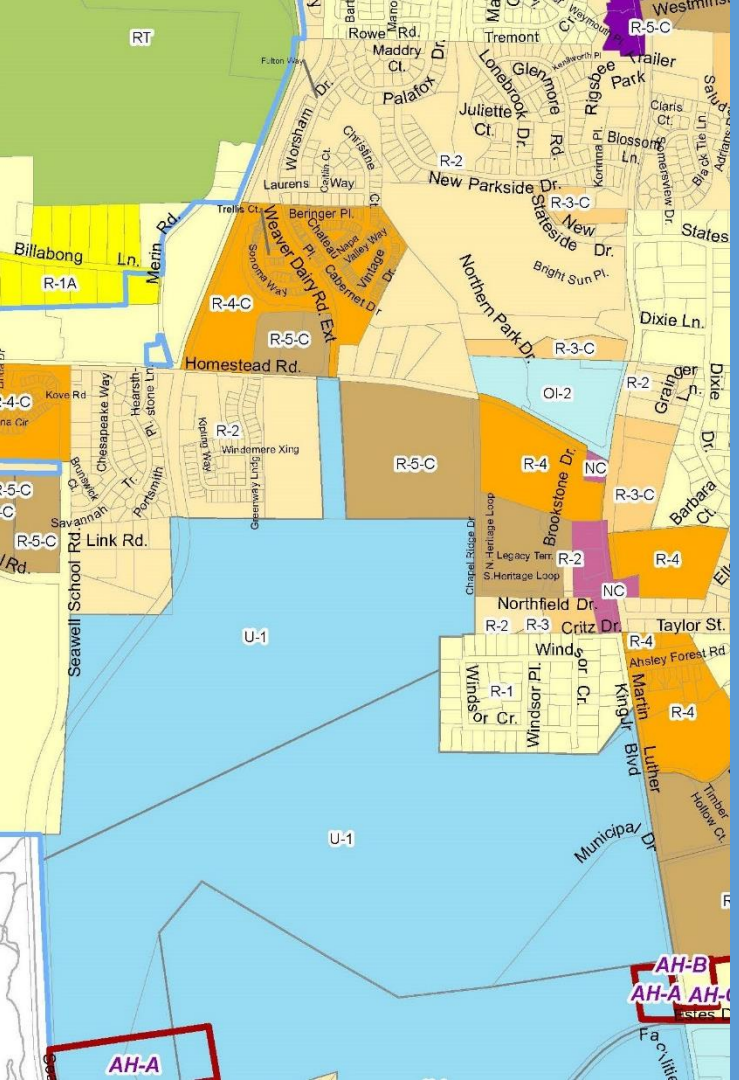
02

Bring portions of the LUMO into compliance with 160D



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



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

What does the proposed Ordinance do?

- **Changes the definition of “S” in the Use Matrix & in the RCD so that designated uses may be included with a CZ application**

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)



Recommendation:

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