

**Town Council**  
**May 28, 2025**

**Continuous Improvement  
&  
Fall 2025 LUMO Amendments**

# Continuous Improvement & Fall 2025 Amendments

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The Town has historically taken a piecemeal approach to LUMO amendments.

In the long term, we plan to adopt a systematic approach to the continuous improvement of LUMO.

In the short term, some Councilmembers' interests in considering text amendments in the fall could offer an early test of the new approach.

# Continuous Improvement

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A culture of **continuous improvement** helps to keep LUMO fresh between comprehensive rewrites.

**Omnibus text amendments** are a best practice that can keep LUMO up-to-date.

They can be used to address a variety of needs from **major policy initiatives** to **technical corrections**.

## Fall 2025 LUMO Amendments

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Some Council members shared an interest in considering LUMO amendments before the full LUMO Rewrite.

Staff are not recommending specific amendments at this time.

Based on Council feedback, staff will determine if it is feasible to propose amendments in the fall.

# Fall 2025 LUMO Amendments

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## **Amendments *should*:**

- Relate to LUMO discussions to-date.
- Address high-priority topics.

## **Amendment *should not*:**

- Involve extensive revisions to LUMO.
- Conflict with the LUMO Rewrite.

# Fall 2025 LUMO Amendments

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## Potential amendments could address:

- Reducing minimum lot sizes
- Streamlining the conditional zoning process
- Delegating administrative decisions to staff
- Eliminating parking minimums

# Fall 2025 LUMO Amendments

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Is Council interested in pursuing LUMO amendments in the fall?

What are your priorities/interests?

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**Amendments *should*:**

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**Amendment *should not*:**

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- Conflict with the LUMO Rewrite.



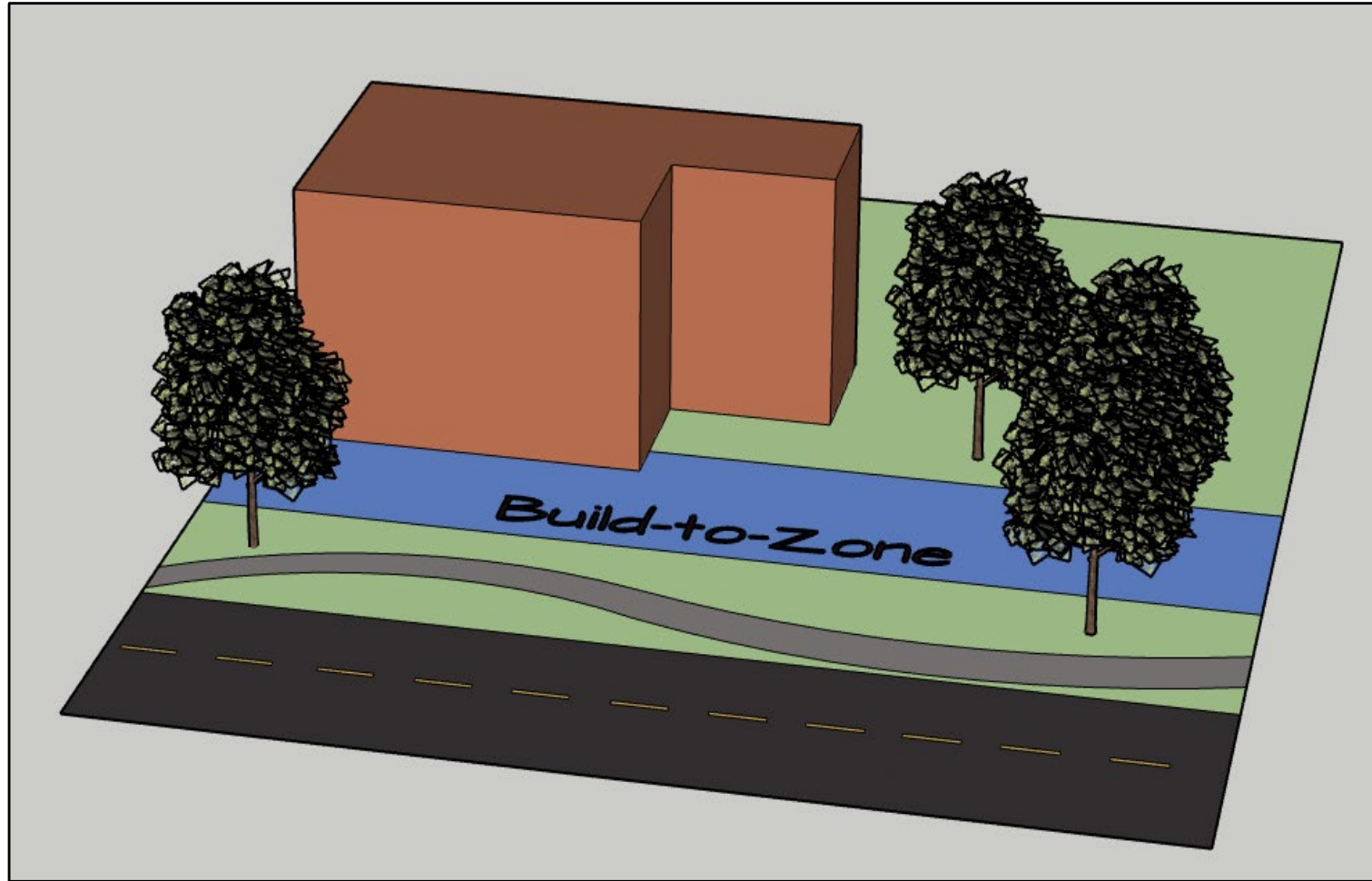
# **Design Standards**

**“Design”  
means many  
things to  
many  
people.**

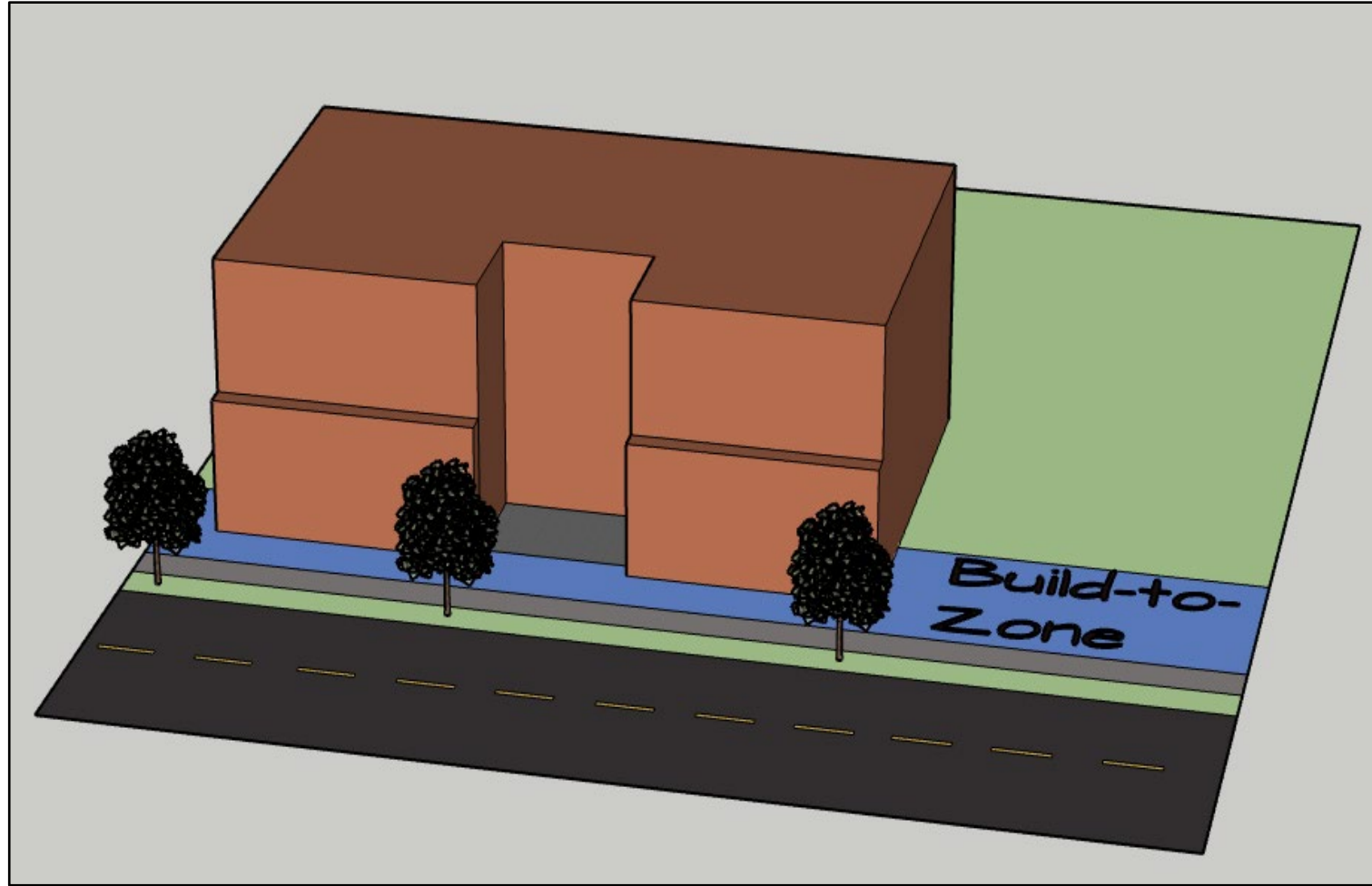
**The Town’s  
authority to  
regulate  
design is  
limited.**

**Focusing on  
fundamentals  
can deliver  
meaningful  
results.**

# Build-to-Zones



# Build-to-Zones



# Build-to-Zones



Shelton Station  
N. Greensboro St, Carrboro



The Station at Homestead  
MLK Jr. Blvd x Homestead Rd



# Build-to-Zones

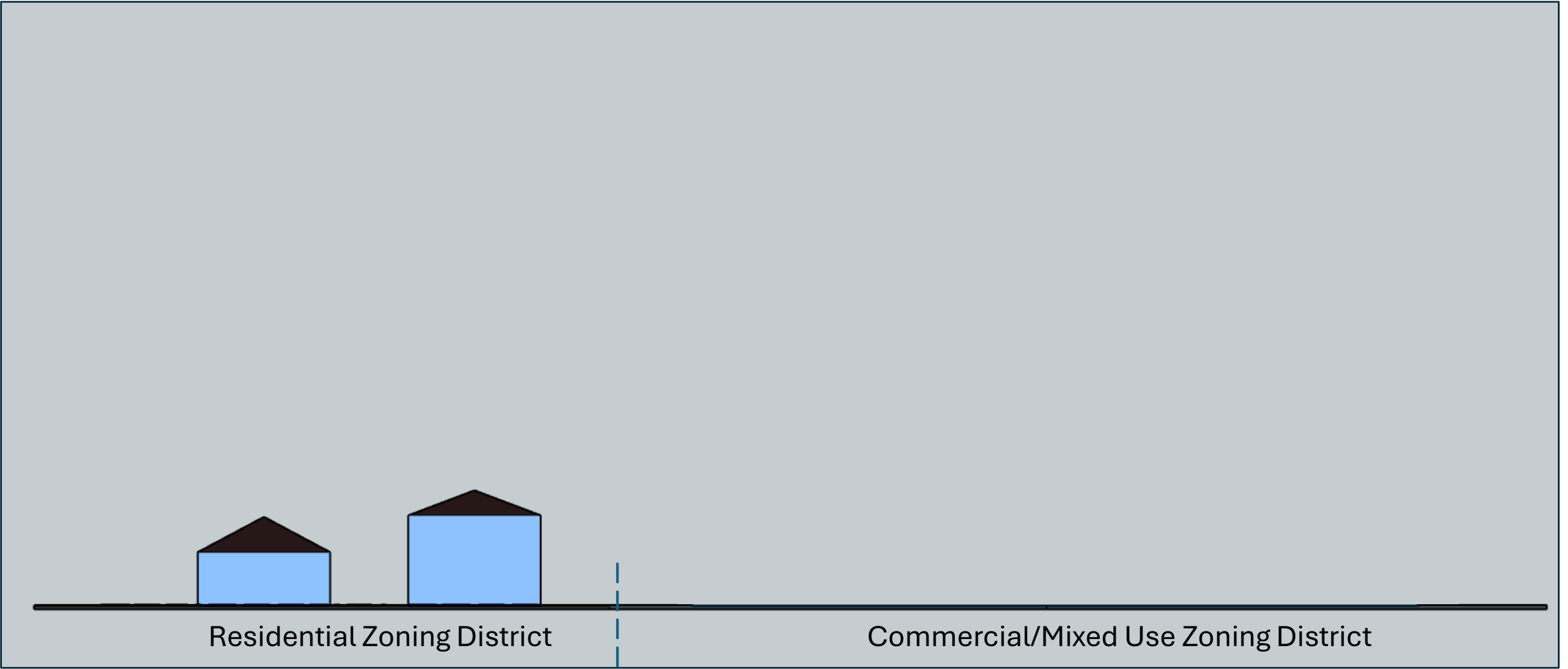


Trilogy Apartments  
Novus Lane x Legion Rd

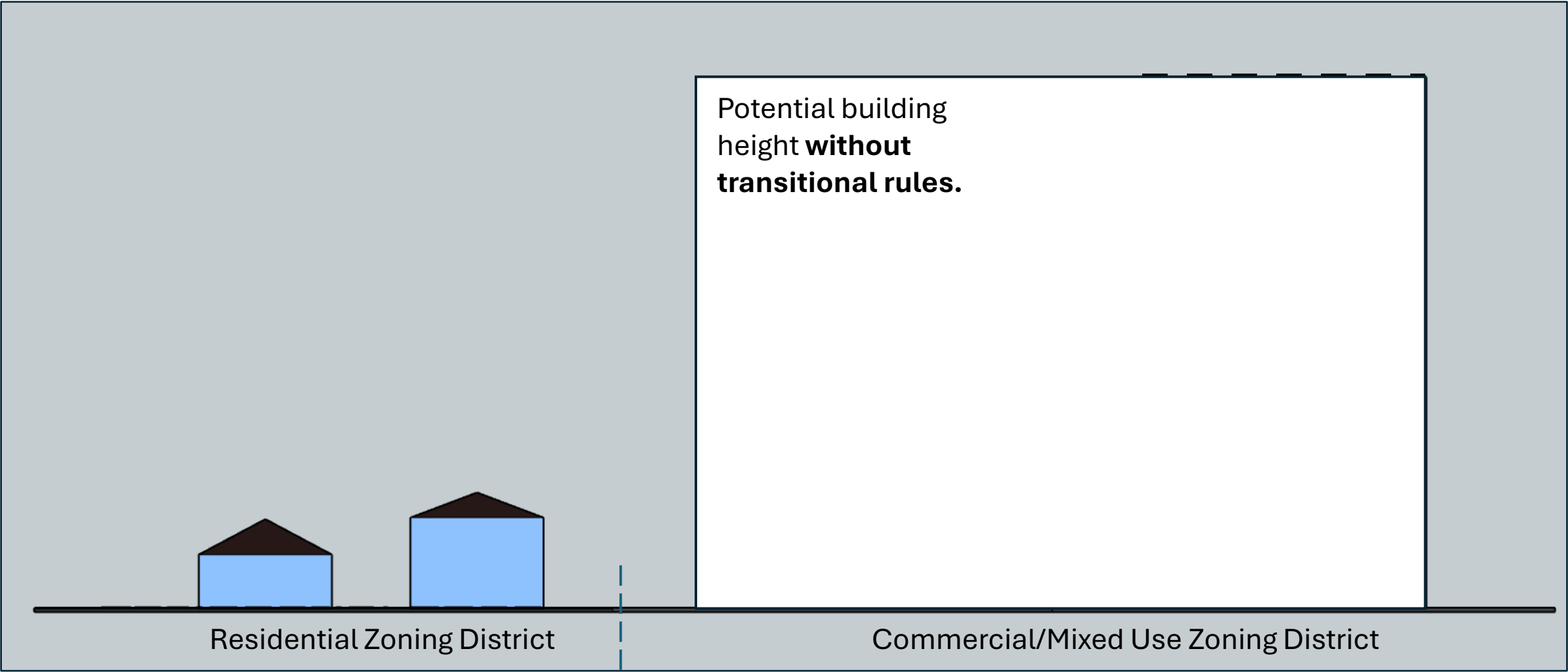


East 54  
NC Hwy 54

# Transitional Height Rules

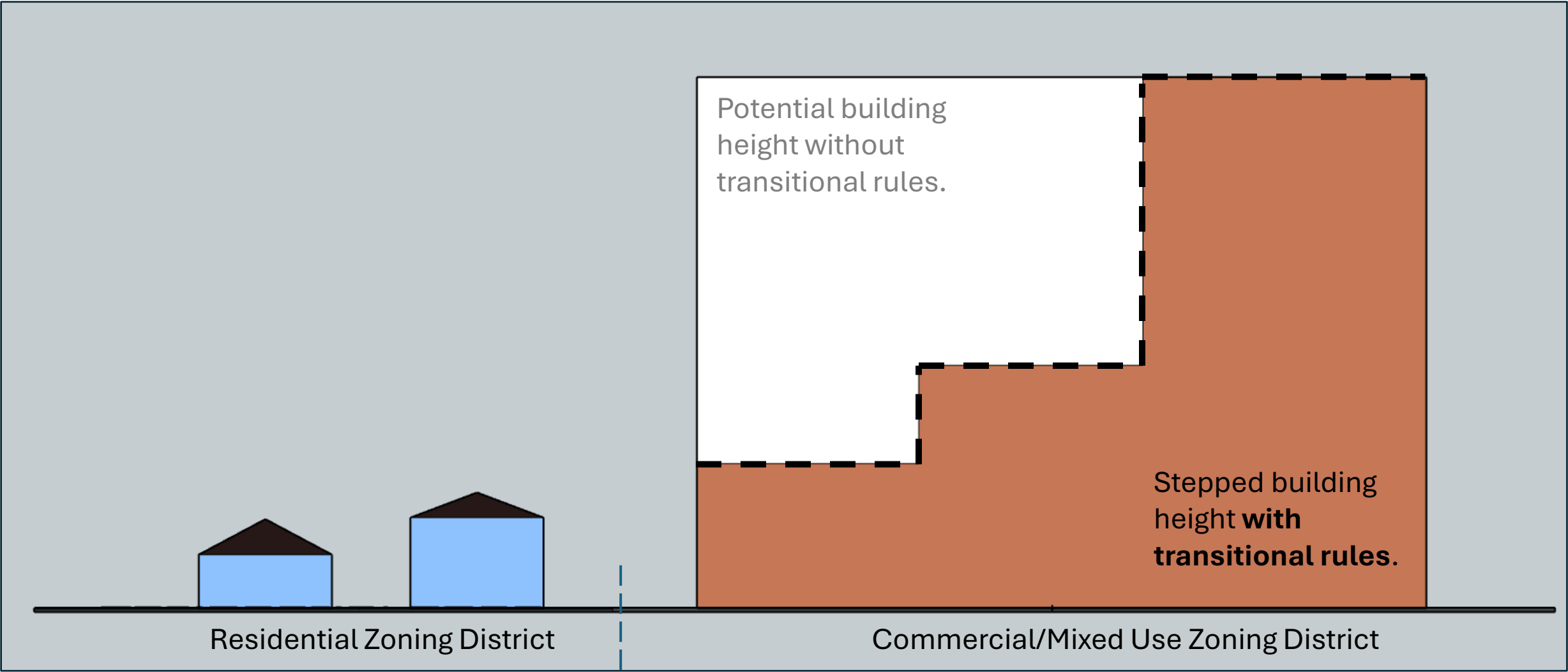


# Transitional Height Rules





# Transitional Height Rules



# Transitional Height Rules



AC Hotel  
Church St x Rosemary St

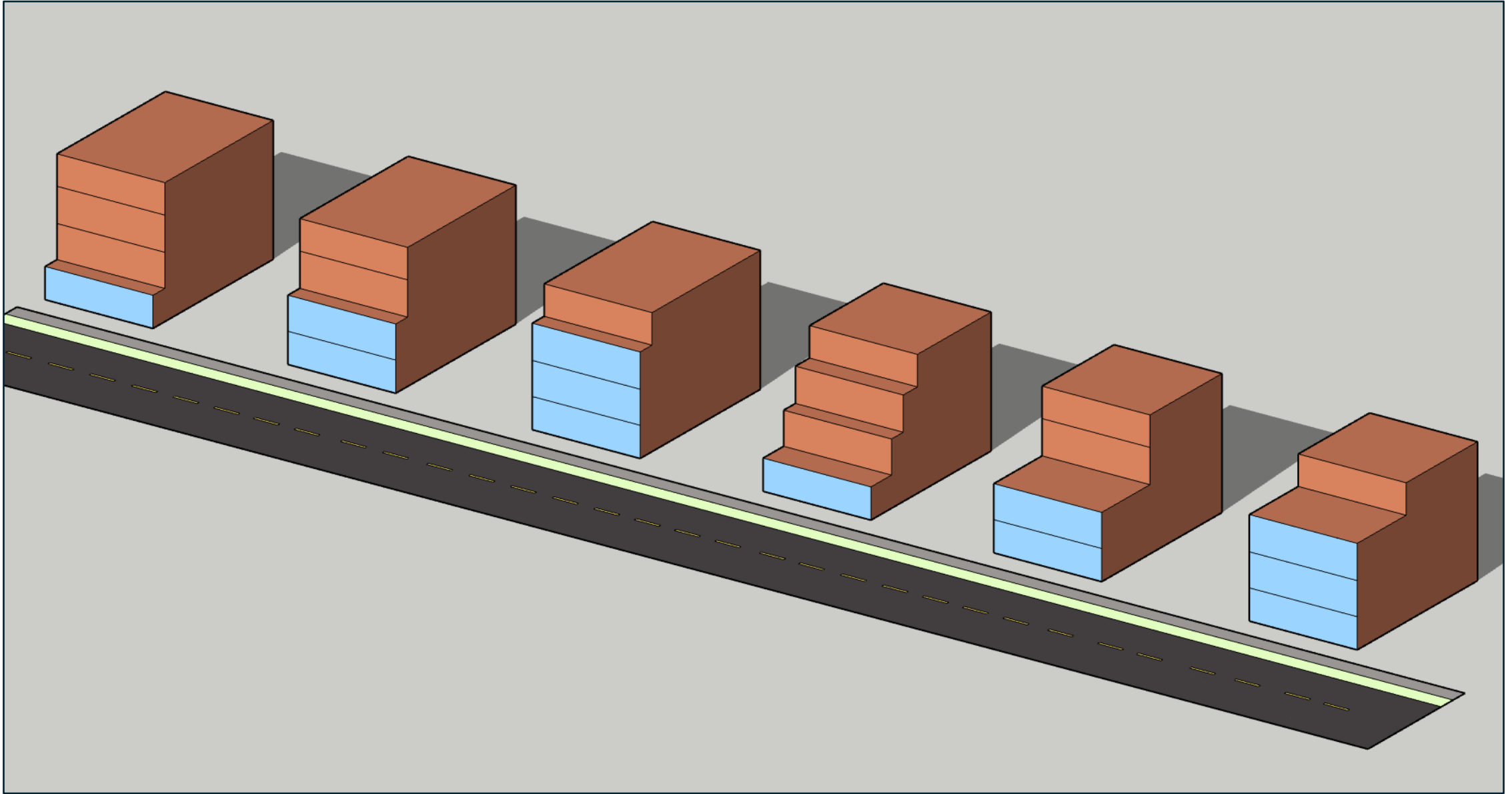


# Transitional Height Rules

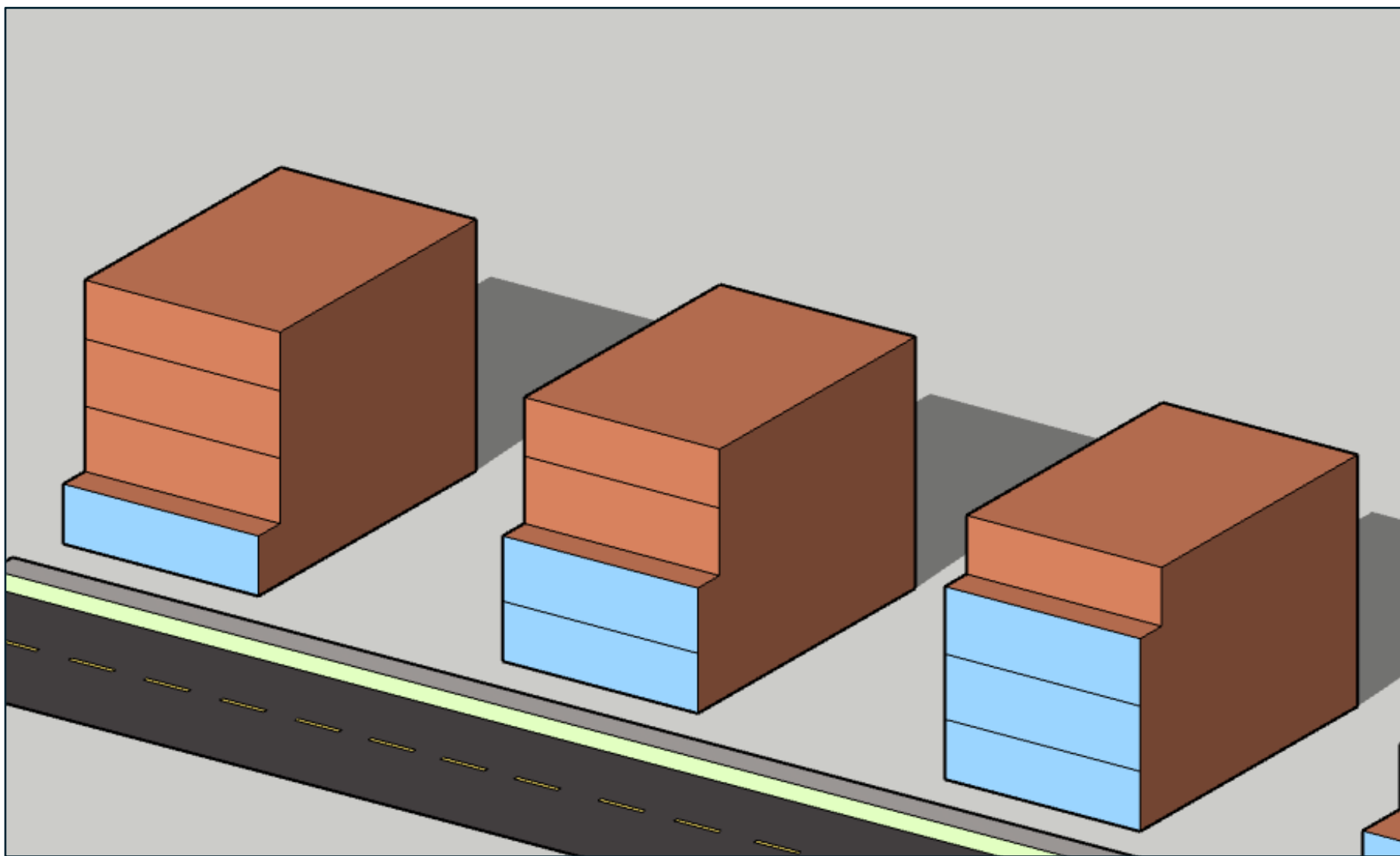


AC Hotel  
Church St x Rosemary St

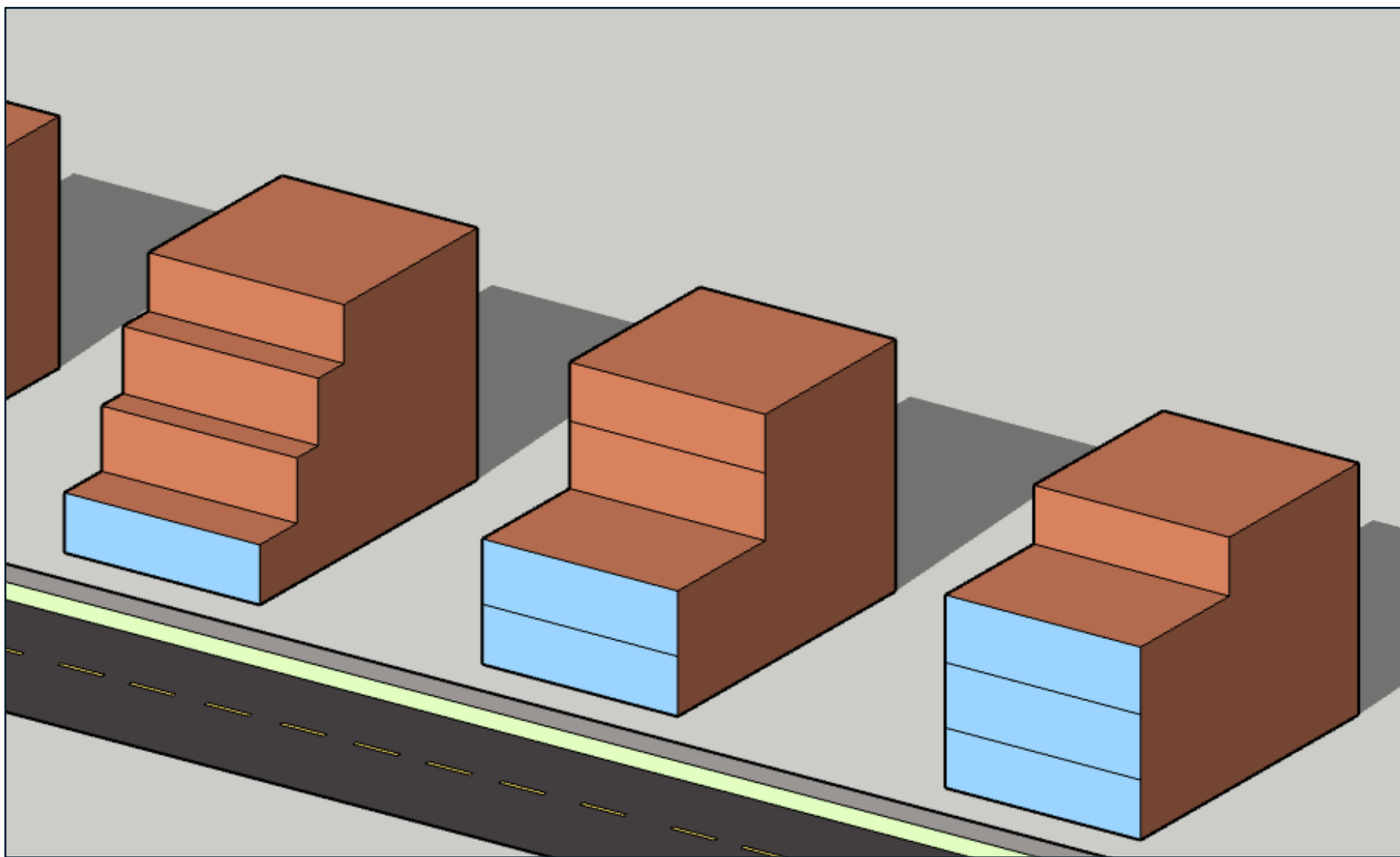
# Stepbacks



# Stepbacks



# Stepbacks





# Stepbacks



140 W. Franklin St

# Stepbacks



The Graduate Hotel  
Franklin St x Kenan St



# Stepbacks



The Graduate Hotel  
Franklin St x Kenan St



# Parking Garages



Carolina Square  
133 W. Franklin St



UNC Health Eastowne  
Eastowne Drive x 15-501



# Street Trees



East Franklin St near Staples



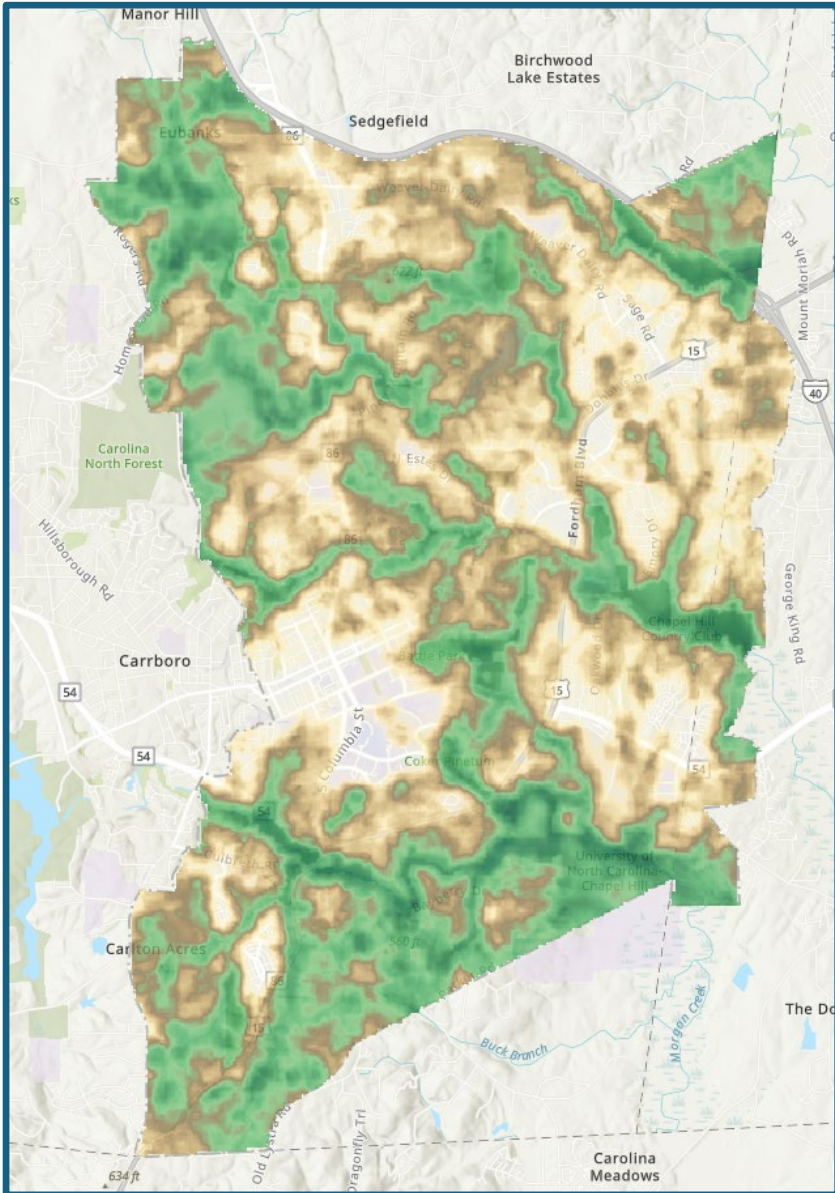
Southern Village



# Rewriting Our Rules

A LUMO UPDATE

# **Natural Features Model**



## The Natural Features Model *is not*:

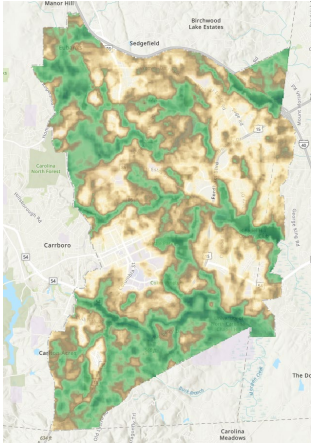
- A regulatory tool
- A determination of where development “should” occur

## The Natural Features Model *is*:

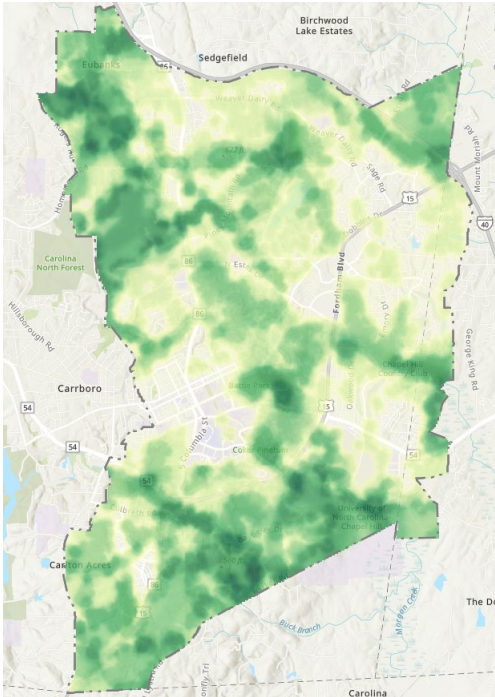
- A compilation of existing data sources
- Subject to change and refinement
- *A starting point for discussion*



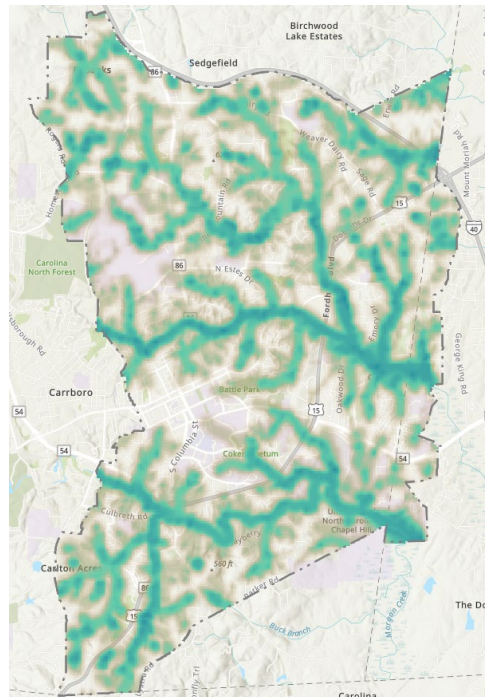
# Natural Features Model



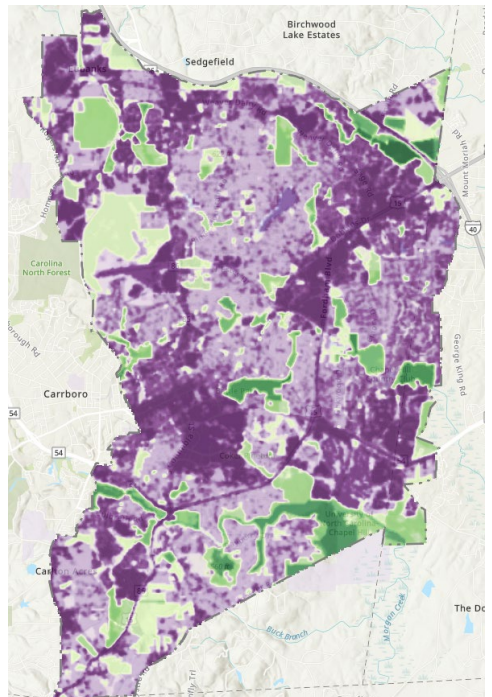
## Habitat Sub-Model



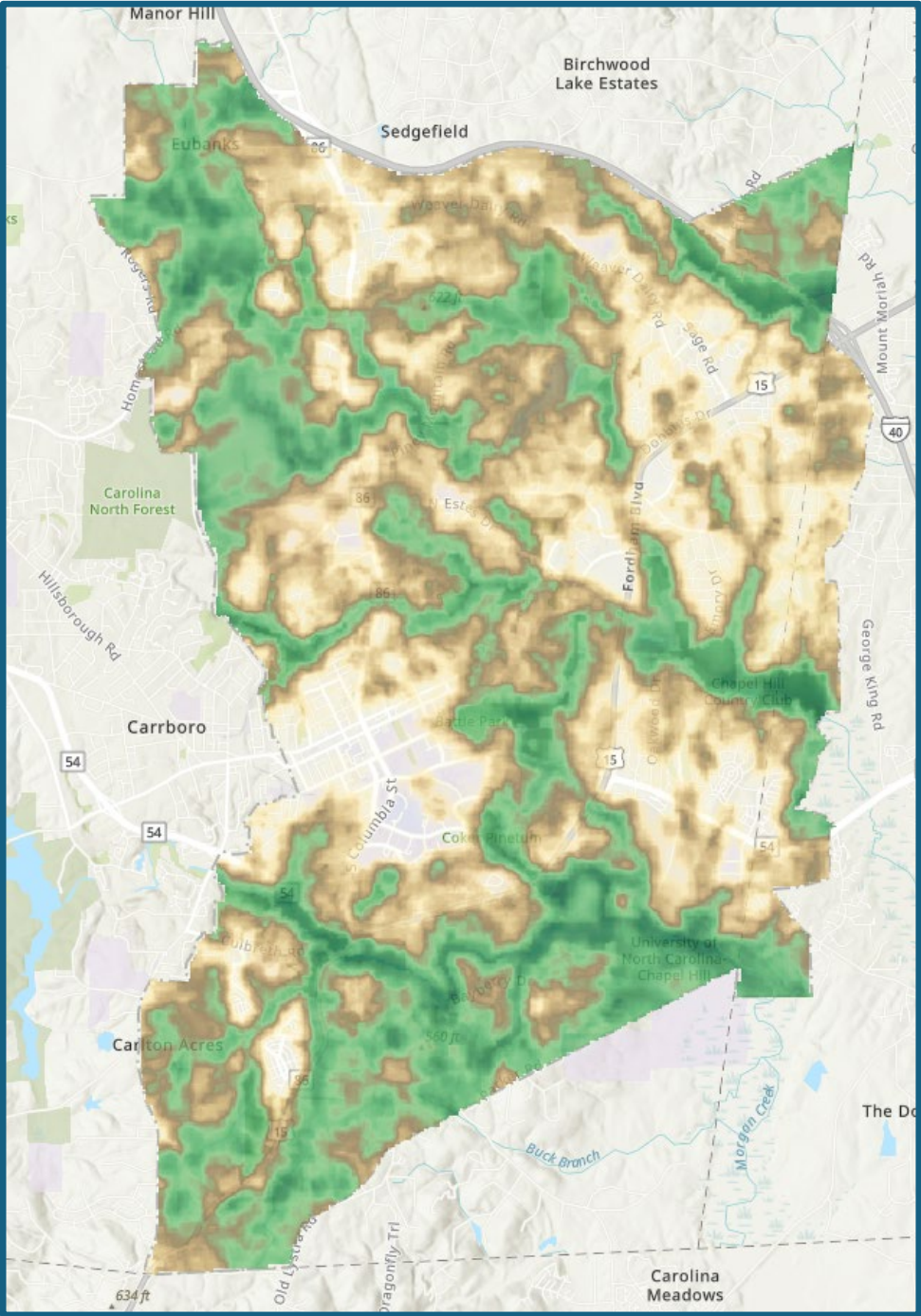
## Hydrology Sub-Model



## Land Use Sub-Model



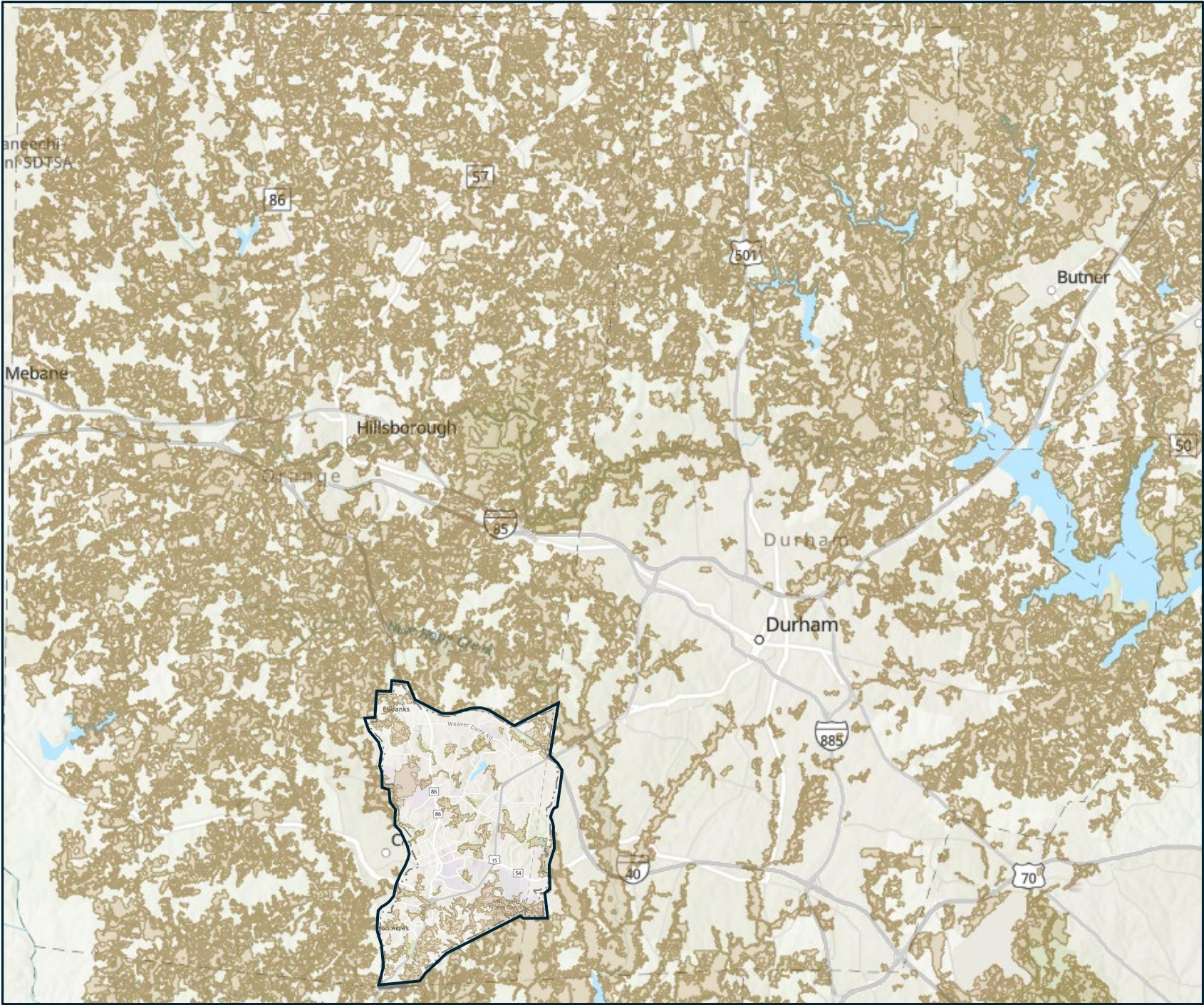
The Natural Features Model is limited to Chapel Hill's jurisdiction.





The Natural Features Model is limited to Chapel Hill's jurisdiction.

Underlying data illustrates how Chapel Hill fits into our **regional context**.





**Our context  
is intentional  
and  
reasonable.**

The **Rural Buffer** and **Joint Planning Agreement** recognize that Chapel Hill will develop more intensely than the rest of Orange County.

The **Resource Conservation District** has protected meaningful natural areas throughout Town.

**Staff can use  
the model in  
many ways.**

Incorporate data into long-range planning efforts.

Explore tradeoffs and opportunities in zoning.

Inform land acquisition, development of Town-owned land, and other programmatic support.

**Questions?**