



# CLOSE THE LEGISLATIVE HEARING: LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT – ARTICLES 1, 3, 4, 5, 6, AND 7 AND APPENDIX A REGARDING HOUSING CHOICES FOR A COMPLETE COMMUNITY

## Staff Memorandum

TOWN OF CHAPEL HILL PLANNING DEPARTMENT  
Mary Jane Nirdlinger, Deputy Town Manager  
Britany Waddell, Planning Director  
Judy Johnson, Assistant Director  
Corey Liles, Planning Manager  
Anya Grahn-Federmack, Principal Planner  
Tas Lagoo, Senior Planner

<b>Purpose</b> This memorandum provides an update on the Housing Choices for a Complete Community Land Use Management Ordinance (LUMO) Text Amendment.	<b>Meeting Date</b> February 22, 2023
<b>Staff Recommendation</b> That the Council receive the project update and adopt a resolution to close the legislative hearing. Staff will continue to engage with the community and anticipates opening a new hearing in May 2023.	
<b>Background</b> On January 25, 2023, the Town Council opened the legislative hearing for the LUMO text amendment regarding Housing Choices for a Complete Community. Since the hearing, staff has been engaging with the community to promote awareness of the project, answer questions, and hear concerns. Between January 16 and February 15, 2023, staff has: <ul style="list-style-type: none"><li>Hosted three (3) virtual, one (1) hybrid, and three (3) in-person community open houses to share information with approximately 133 attendees;</li><li>Attended five (5) neighborhood meetings to discuss the proposed changes, reaching approximately 132 residents;</li><li>Reached out to specific neighborhoods and those underrepresented in the discussions to share this information; and</li><li>Continued to collect feedback via the online survey and comments on PublicInput. As of the date of publishing this memo, we have had 746 survey participants as well as 4,012 views.</li></ul> A full list of public engagement opportunities is available on the <a href="#">project webpage</a> <sup>1</sup> .	
<b>Proposed Schedule</b> Staff recommends that the Council close the legislative hearing and take no further action at this time. This gives staff the opportunity to continue researching the topics of interest identified by Council members at the January 25 hearing as well as from the public, and meeting with community members to discuss this opportunity to create a more diverse, housing choices. Staff proposes to return to the Town Council on the following dates: <ul style="list-style-type: none"><li>April 10, 2023 – Council Work Session. Staff will present options for the Council to consider based on the feedback we’ve received from the community.</li><li>May 2023 – Open a new legislative hearing for text amendments related to housing choices.</li></ul> At the May legislative hearing, staff anticipates sharing the feedback collected following the April work session and discussing a path to move forward with Council.	
<b>Proposed Text Amendments</b> For nearly a decade, the Town Council has stressed the need for a mix of housing types to meet the price points, life stages, and preferences of current and future residents. In response to Town Council’s direction, the Planning Department proposes to increase the diversity of housing types in Chapel Hill by encouraging “Gentle Density” in most residential zoning districts. Gentle density allows small-scale residential projects such as accessory apartments, duplexes, triplexes, fourplexes, and cottage courts to be constructed within existing neighborhood fabric. The purpose of allowing these uses in existing residential zoning districts is to:	

<sup>1</sup> <https://www.townofchapelhill.org/government/departments-services/planning/plans-and-ordinances/current-initiatives/housing-access-text-amendments>

- Expand opportunities for diverse housing types that meet different price points, life stages, and preferences.
- Increase housing unit production that could in turn improve the availability and affordability of housing.
- Encourage compatible infill development specifically designed to respond to the context of existing single-family neighborhoods.
- Sensitively and slowly increase the density of existing neighborhoods to support community commercial centers, transit routes, and greenways.
- Increase density and promote walkability on existing and proposed greenways and trails and increases transit ridership. These alternative forms of transportation meet the town's goals for fostering environmental suitability.

**Attachments**

1. Resolution A (Closing the Legislative Hearing)