

**Amy Harvey**

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**From:** Roger Stancil  
**Sent:** Tuesday, June 26, 2018 10:24 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; Alisa Rogers; Amy Harvey; Beth Vazquez; Carolyn Worsley; Catherine Lazorko; Christina Strauch; Dwight Bassett; Flo Miller; Lindsey Bineau; Mary Jane Nirdlinger; Rae Buckley; Ralph Karpinos; Ran Northam; Roger Stancil; Sabrina Oliver  
**Subject:** Item 19: LUMO Rewrite project: Recommendation and draft presentation  
**Attachments:** 6-27-2018.pdf; memo from Roger rls0626181949.docx

Attached and below, please find my recommendation in response to the proposals received to expand the Focus Areas for Future Land Use Map. Also attached is the draft presentation.

**To:** Town Council, Town of Chapel Hill  
**From:** Roger Stancil, Town Manager  
**Subject:** Expansion of Focus Areas for the Refinement of the Future Land Use Map  
**Date:** June 26, 2018

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On June 20, 2018, Council received proposals that the areas receiving in depth analysis as part of refining the Future Land Use Map Project should be expanded to include the following:

- a. For Downtown area, expand the area west to the Carrboro border;
- b. For NC 54 Corridor, expand the area west to 15-501;
- c. In the North Martin Luther King Jr. Boulevard area, include both sides of Homestead Road;
- d. For the South 15-501 Park and Ride area, expand to the border with Chatham County;
- e. Include the Extra Territorial Jurisdictional (ETJ) area north of I-40; and,
- f. Include Mt. Carmel Church Road to the Durham, Orange, and Chatham County lines.

As staff stated on June 20, expanding the Focus Areas to include Downtown, the NC 54 Corridor, and the Homestead road areas could be accommodated without negatively impacting the Project schedule and budget, unless something unforeseen occurs. Adding the additional territory in the South 15-501 corridor, the ETJ north of I-40, and along Mt. Carmel Church Road, however, will require additional time as well as staff and financial resources to accomplish due to the nature and extent of the planning questions that must be addressed in these areas.

**Recommendation:**

We recognize these are all good suggestions. Our priority has been to stay on schedule in order to continue moving toward to rewrite the Land Use Management Ordinance. Accordingly, I recommend the following:

- a. Immediately accommodate the requested expansion for Downtown, NC 54, and both sides of Homestead Rd in the current plan of work within the original timeline and budget; and,

Include the other areas as identified focus areas for the Future Land Use Map. Staff will work with other government partners affected by the addition of these focus areas in our Extra Territorial Jurisdiction, such as Orange County and OWASA, to understand how their addition affects resources and the target of getting to rewrite of the ordinance as soon as possible. Staff will report to the Council in October with recommendations for the Council to address the timeline for developing future land uses for these areas. This approach will allow our current work to continue while providing staff time to develop process and financial options for determining the future land uses for these Extra Territorial Areas.