

Proposed LUMO Text Amendment
Regarding Minimum Land Area
Requirements in
Planned Developments-Housing

Town of Chapel Hill
Public Hearing
February 18, 2008

Background

Planned Development – Housing in residential zoning districts

- Current 5 acre minimum
- Density caps according to zoning district
- Approval via Special Use Permit, unless 7 units or fewer
- Desire for redevelopment, infill within town

Proposed LUMOTA

Planned Development – Housing in residential zoning districts

- Lower land area minimum to 1 acre (or other minimum under 5 acres)
- For a PD-H under 5 acres, require applications for:
 - As prerequisite to Special Use Permit approval, rezoning to residential conditional use zoning district (legislative review); then
 - Special Use Permit (quasi-judicial review)

Woodglen - 130 East Longview Street

10 units/acre on 2 acres



Adelaide Walters Apts. - 630 Martin Luther King Jr. Blvd.

19 units/acre on 1.2 acres



Salem Court - 875 Martin Luther King Jr. Blvd. 9 units/acre on 2.1 acres

