

Proposed LUMO Text Amendment
Minimum Land Area Requirements
Planned Development-Housing

Town of Chapel Hill

March 17, 2008

Background

Planned Development – Housing
in residential zoning districts

- Current minimum land area is 5 acres
- Density caps according to zoning district
- Approval via Special Use Permit, unless 7 units or fewer

Proposed LUMOTA

Planned Development – Housing in residential zoning districts

- Lower land area minimum to a minimum of 1 acre as an exception
- For a PD-H under 5 acres in a residential zone, require:
 - As prerequisite to Special Use Permit approval, rezoning to residential conditional use zoning district (legislative review); and
 - Special Use Permit (quasi-judicial review)

Woodglen - 130 East Longview Street

10 units/acre on 2 acres



Adelaide Walters Apts. - 603 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



Oak Terrace Apartments
408 Martin Luther King Jr., Blvd.



50 0 50 100 Feet



Bolin Heights Condos
716 Martin Luther King Jr. Blvd.

