

# **Planning Systems Evaluation (PSE):**

Advancing Complete Communities through  
Development Review in Chapel Hill

**Council Committee on Economic Sustainability**  
**THE KEESMAAT GROUP**

Friday, October 7th, 2022

# Laying the foundations: what we know

1. Development review is **not** delivering desired outcomes.
  2. Current processes are the primary **disincentive** to investment in Chapel Hill.
  3. **Efficiencies are required** to streamline processes, mitigate confusing iterations, and better use staff time.
  4. **Role clarification is required.**
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# The opportunity

1. Development review is **that delivers** desired outcomes.
  2. Processes are the primary **incentive** to investment in Chapel Hill.
  3. **Efficiencies that** streamline processes, mitigate confusing iterations, and better use staff time.
  4. **Clear roles** that generate ownership over outcomes.
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# Project Principles

PROJECT PRINCIPLES	Implications
Build on existing work-to-date	Review and consider the new expedited review process for affordable housing
Collect diverse perspectives and inputs	Council, staff, developers, boards, consultants
Maintain momentum	Manage the PSE to key dates with clear outcomes
Build trust in Council's commitment to change	Implement a trial alternative review mechanism
Deliver tangible outcomes	Propose a revised development review process
Ensure deliverability	Work closely with Planning Staff to ensure alignment

# Objectives

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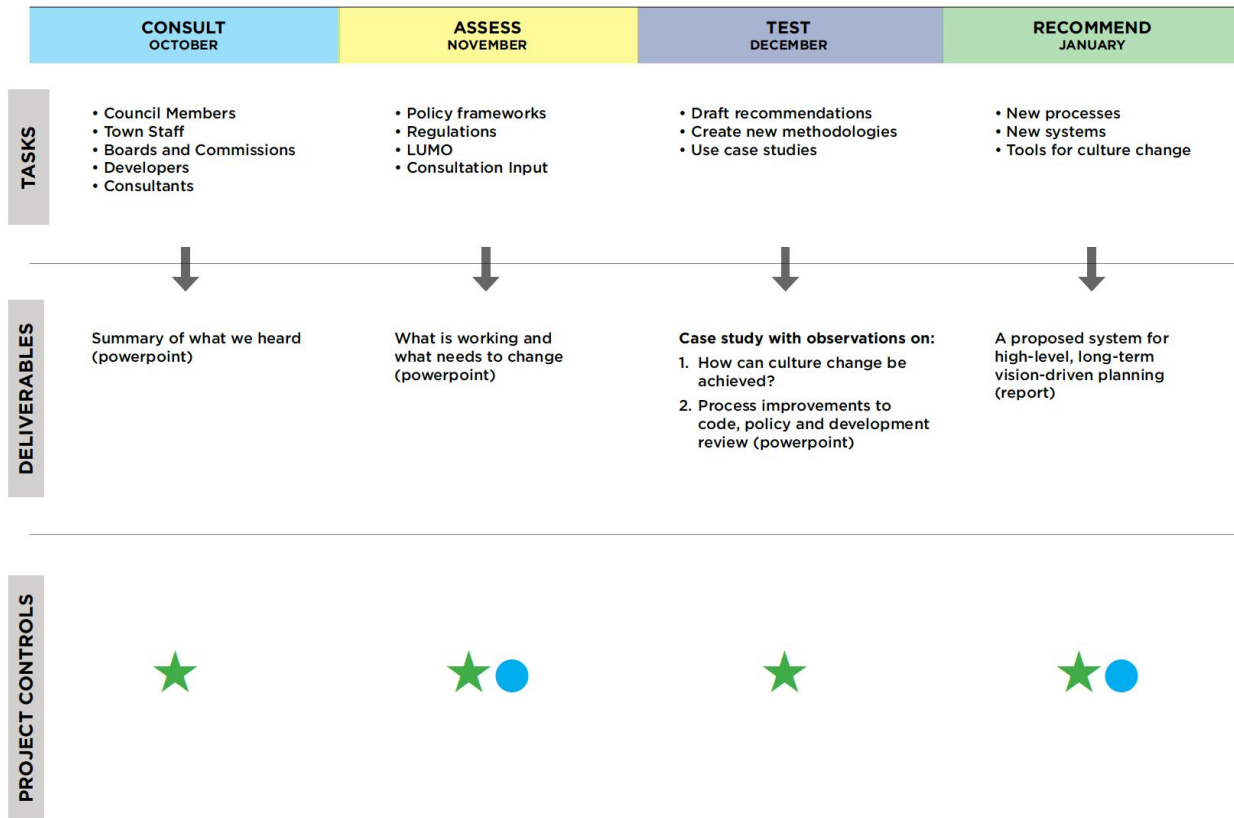
## **Planning Systems Evaluation Objectives**

1. Re-establish planning culture expectations
2. Ensure future outcomes align with the vision of Chapel Hill
3. Focus on successful implementation
4. Align work underway with Complete Communities Strategy objectives
5. Position development for to deliver on city building outcomes versus a culture of regulation
6. Assess the Role of Boards and Commissions to find efficiencies
7. Create developer participation in the review to build confidence/trust
8. Assess/use information that Orion has collected to date

# Approach

## Planning Systems Evaluation

Towards a city-building driven approach to planning systems in Chapel Hill 9/29/22



# Critical Questions to be explored

#	Question	Focus
1	How can we reduce the time it takes to approve new developments?	Consolidating processes
2	How can we deliver better outcomes?	Understanding what is working today, what is not
3	How can we ensure Boards and Commissions are appropriately used?	Ensuring clear roles
4	How should Council best participate in the review process?	Ensuring appropriate roles
5	What Planning Systems will best deliver a complete community?	Aligning Planning Systems with desired outcomes

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