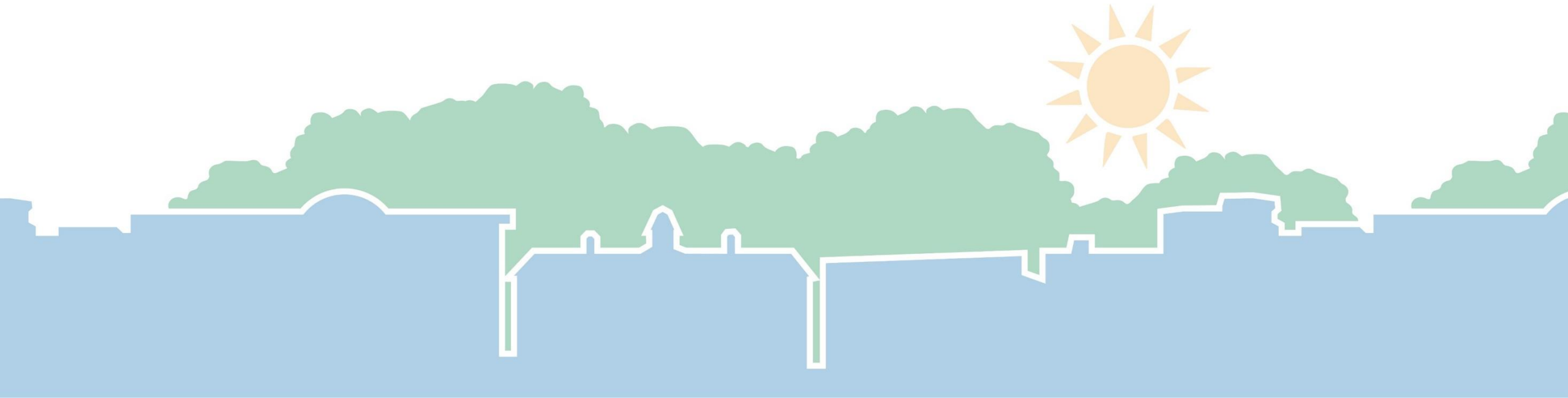


# Town Council

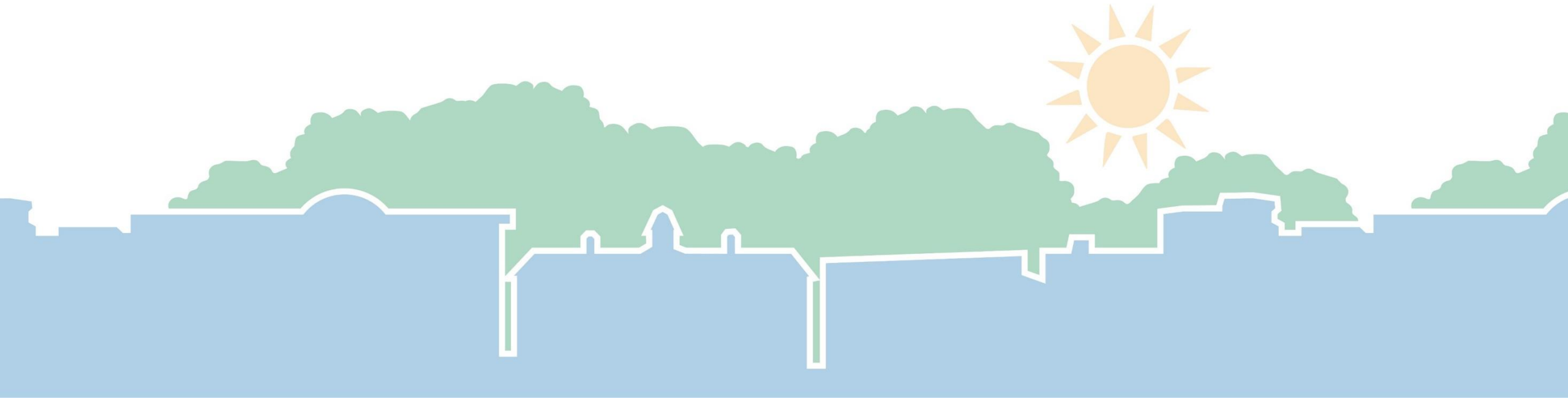
Update on Future Land Use Map (FLUM)  
Engagement & Consideration of Changes to  
Proposed FLUM

September 9, 2020



## Staff Recommendation:

That the Council adopt the resolution authorizing the Town Manager to make changes to the March 2020 draft of the Future Land Use Map – Update to *Chapel Hill 2020*.



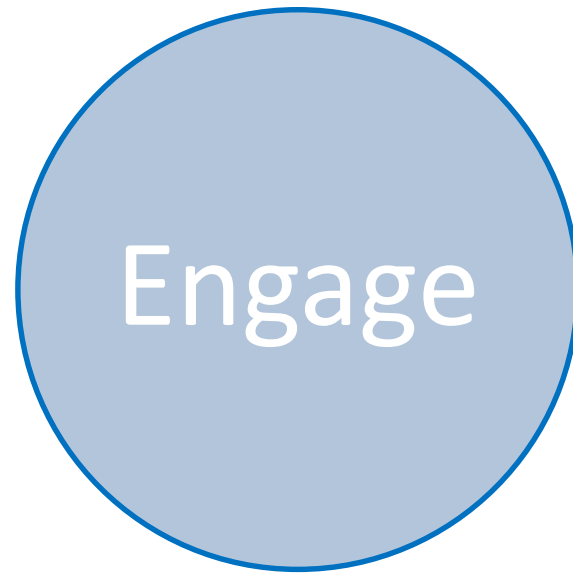
# How Chapel Hill Began the Journey to Chart its Future



- Initiated the LUMO Rewrite Project in April of 2017
- Kicked Off the Charting Our Future Project in May of 2018



# Charting Our Future – Phase I



In Person  
Opportunities ~ **84**



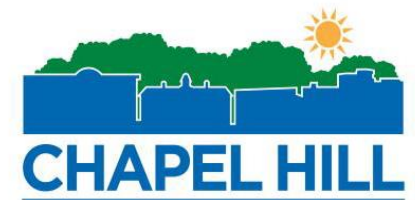
Digital  
Participants  
~ **1600**



Council/CCES  
Meetings ~ **20**



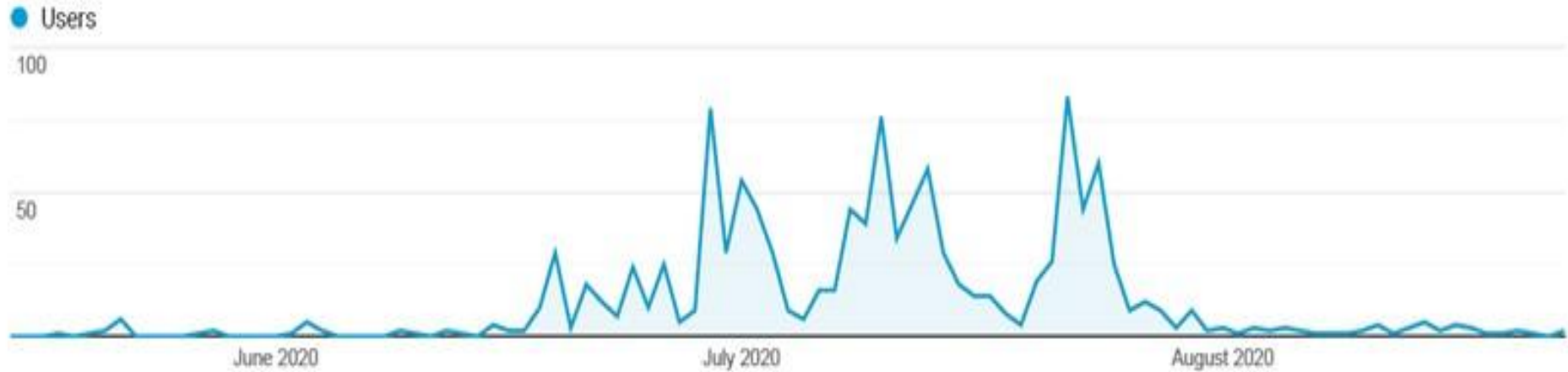
# Online Community Workshop



## North Martin Luther King Jr. Blvd. Focus Area

This Focus Area includes the Timberlyne Shopping Center, Homestead Park, and the Eubanks Park & Ride. Please explore this Focus Area, add your input, and view already posted comments.

Explore



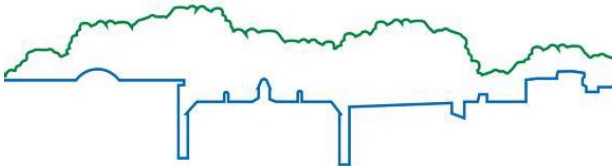
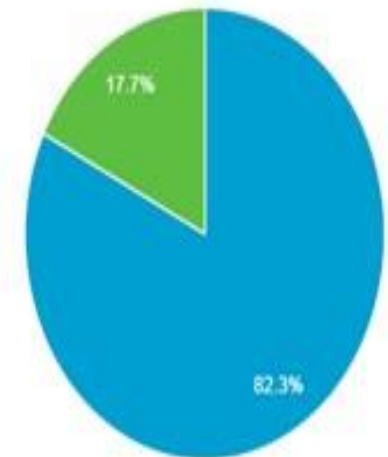
## North 15-501 Corridor Focus Area

This Focus Area includes Univeristy Place, Eastgate Crossing Shopping Center, and Chapel Hill Community Park. Please explore this Focus Area, add your input, and view already posted comments.

Explore



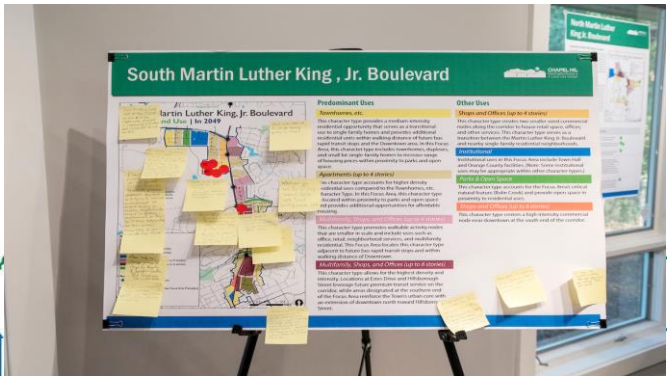
■ New Visitor ■ Returning Visitor



# Board & Commission Engagement



## ❖ Electronic Review of Future Land Use Map – Update to *Chapel Hill 2020*





# Components of the Future Land Use Map

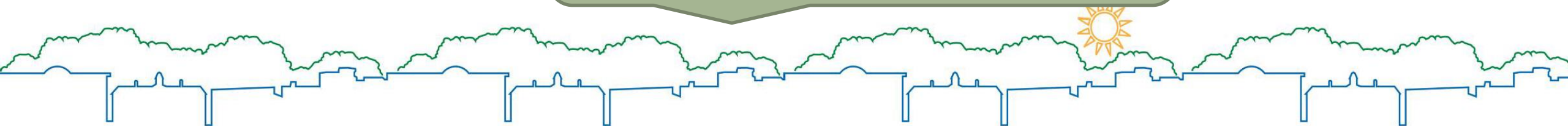
- Explanation of the Future Land Use Map & Its Components
- Guiding Statements
- Town-wide Future Land Use Map
- Map Book
  - Resiliency Assessment Maps (Flooding & Extreme Heat)
  - Long Term Network Facilities Map (Chapel Hill Mobility & Connectivity Plan)
- Individual Focus Area Maps with Focus Area Principles

# Proposed Changes to the FLUM – Comments from Board/Commissioners Land Use Categories

“I generally am concerned about your use of densities as a measurement for residential development because it tends to be pro-sprawl and misleading, and it tends to have unintended consequences (such as larger, more expensive dwelling units.)”

“I would like to see more density encouraged here [Low Residential Land Use Category] through ADUs [accessory dwelling units], minor subdivisions, multi-family buildings etc. ...Same comments apply to all residential areas in town.”

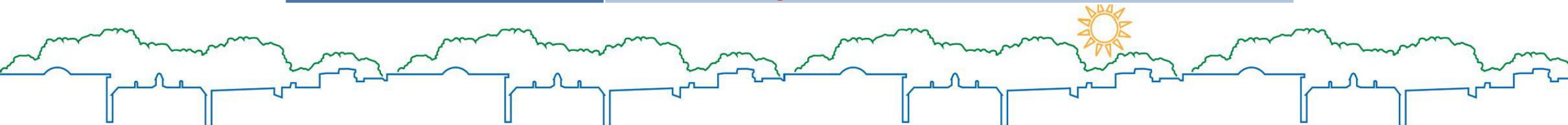
“And by declaring single family properties off limits.”



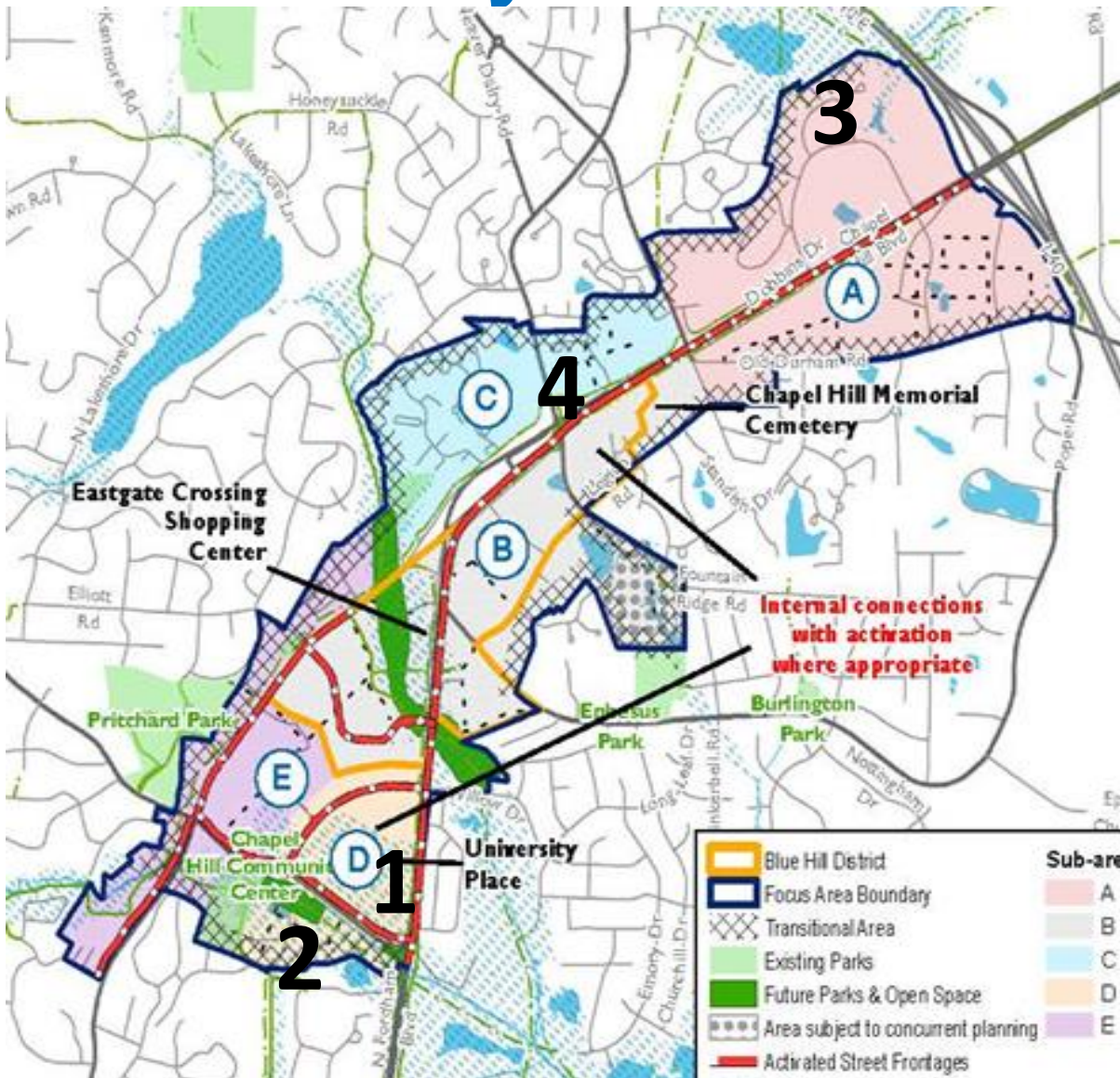


# Proposed Changes to the FLUM – Comments from Board/Commissioners Land Use Categories

Low Residential	Gross Densities of: <b>Generally</b> 1-4 units/acre
Medium Residential	Gross Densities of: <b>Generally</b> 4-8 units/acre
High Residential	Gross Densities of: <b>Generally</b> 8-15+ units/acre



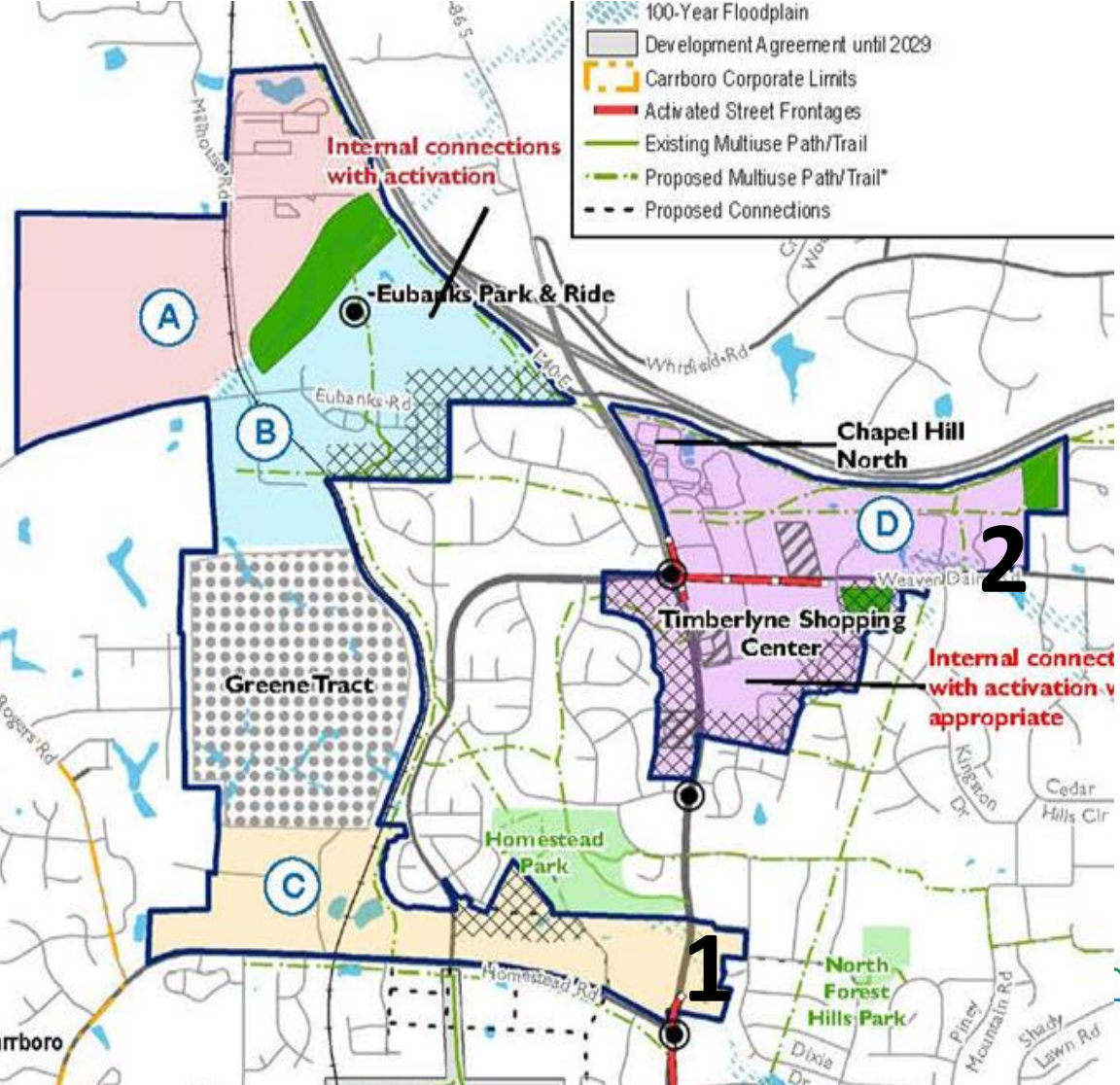
# Proposed Changes to the FLUM – Community Comments – N. 15-501



	Proposed Changes
1	Insert Transitional Area
2	Designate Future Parks/Open Space
3	Remove Transitional Area
4	Decrease Typical Height to 4 Stories



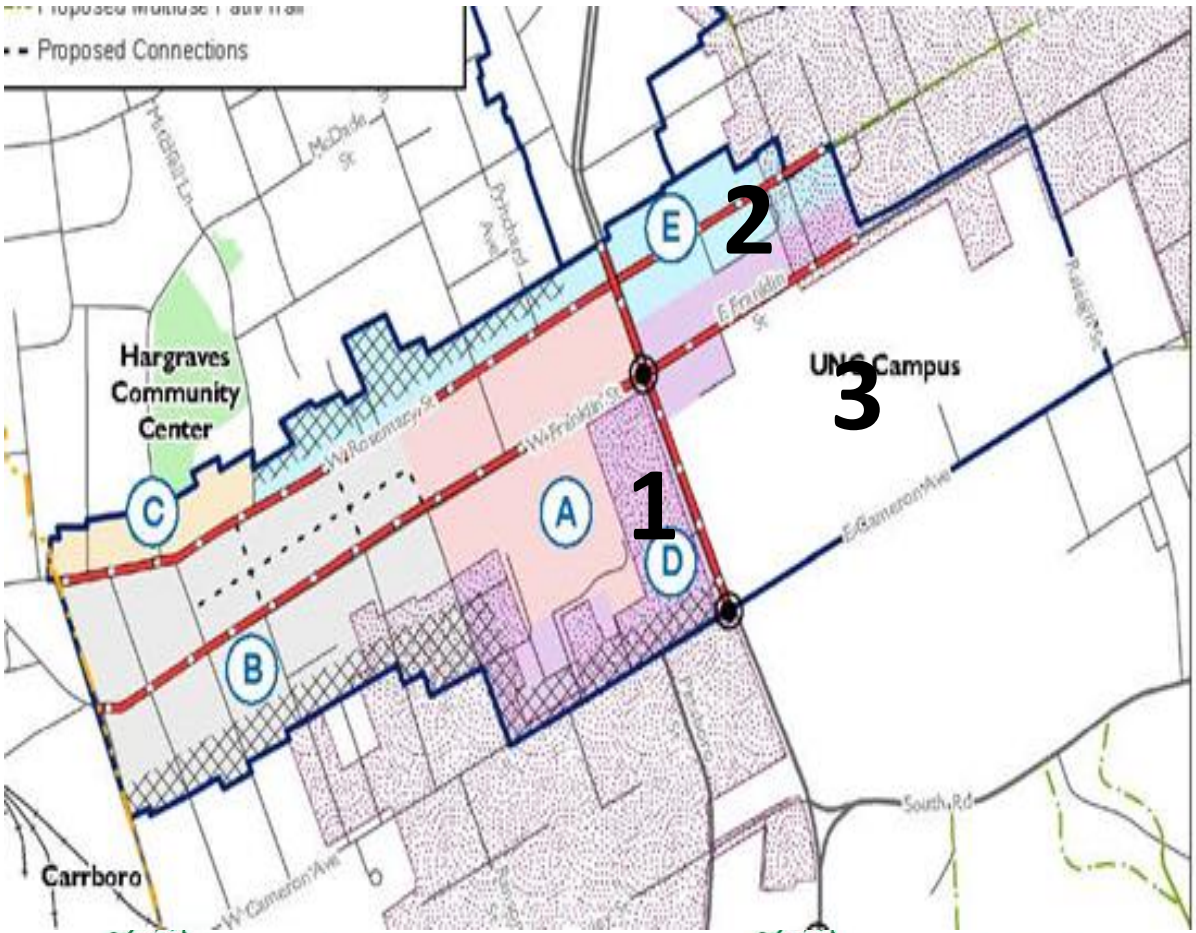
# Proposed Changes to the FLUM – Community Comments – N. MLK Jr. Blvd.



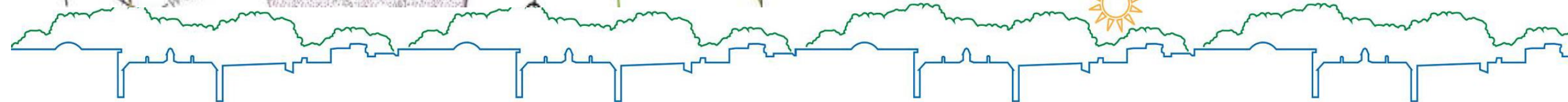
Proposed Changes	
1	Insert Transitional Area
2	Insert Transitional Area



# Proposed Changes to the FLUM – Community Comments – Downtown



	Proposed Changes
1	Make Townhouses & Residences a Secondary Character Type
2	Insert Transitional Area
3	Remove UNC from Focus Area



# Proposed Changes to the FLUM – Introduction



## Revise the Explanation of the FLUM:

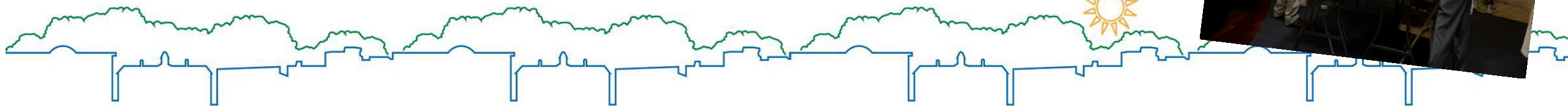
- Include text that both Transitional Area & Activated Street Frontage Heights are Context Sensitive
- Include text that stresses the temporal nature of the FLUM



# Next Steps for Charting Our Future

## Path to FLUM adoption :

- **Planning Commission update on 9/15/2020**
- **Town Council public hearing on 10/7/2020**
- **Planning Commission consideration on 10/20/ 2020**
- **Town Council consideration for adoption on 10/28/2020**



## Staff Recommendation:

That the Council adopt the resolution authorizing the Town Manager to make changes to the March 2020 draft of the Future Land Use Map – Update to *Chapel Hill 2020*.

