

10-28-2020 Town Council Meeting

Responses to Council Questions #1

ITEM #13: Charting Our Future - Public Hearing for the Adoption of the Future Land Use Map - Update to Chapel Hill 2020

Council Question:

What will the FLUM Map App do/provide?

Staff Response:

The FLUM Map app will translate the FLUM into a more digestible, digital format. We are still building the Map app, but we anticipate that there will be:

- 1. An overall map with a digital carousel that users may click on to see the definition of the Land Use Categories;*
- 2. Individual Focus Area Maps & Matrices that will include, among other possible features, digital carousels for the definition of the Character Types and Character Type Principles. The Focus Area Principles will be linked to the Focus Area Maps & Matrices; and,*
- 3. A digital carousel for the Guiding Statements; and,*
- 4. Links to the Resilience Maps.*

For an example of a Map app, please see the [Minneapolis 2040 Plan](https://minneapolis2040.com/topics/land-use-built-form/)³. The FLUM Map app will likely look somewhat different from this example, but this example may help to illustrate what staff has in mind.

Council Question:

Is the only change in this version to N15-501 area C (to townhomes, residences)?

Staff Response:

For the N. 15-501 Corridor Focus Area Map - Sub-Area C, two changes were made from the previous version:

- 1. The Typical Height was reduced from 4-6 stories to 4 stories pursuant to Council direction at the September 9, 2020 Council meeting; and,*
- 2. Based on discussions at the October Council Committee on Economic Sustainability, the Multifamily Character Type is now designated secondary, rather than primary.*

³ <https://minneapolis2040.com/topics/land-use-built-form/>

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Council Question:

At our last CCES meeting we discussed, among other things, the downtown focus area, and the issue with character/massing/height. As I remember it, we agreed to move forward with adoption of the FLUM while indicating that we needed to resolve the downtown question with opportunity for the public to weigh in and the council to understand the issue better before moving from 8 to 6 stories. I think there are other interests beyond height here which mainly involve character and massing.

Given that discussion, could we make sure the resolution and the FLUM document itself indicate that we are going to figure out that issue after adoption and do a text amendment (or whatever process is best) to adopt a downtown character, massing and height? I think we need something in the FLUM document that reflects the interests in character and massing so any potential applicant is aware of the interest while we figure out the particulars and approve that section. We could potentially bring the issue back to CCES to educate council on existing conditions and potential changes, but for now I just wanted to make sure that whatever we have in front of us on Wednesday reflects our CCES agreement to bring that part of the LUMO back for additional public input and council decision, along with some interim guidance to applicants that gives us time to get the actual wording right.

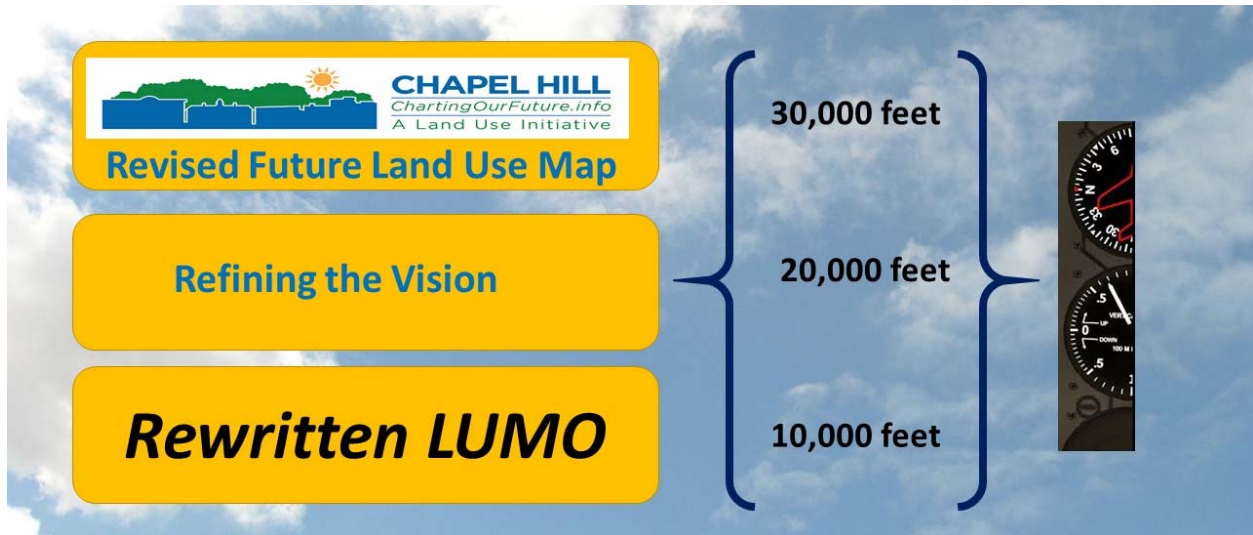
Staff Response:

After the Council Committee on Economic Sustainability (CCES) meeting on October 2, staff inserted the following text in the preamble for the Downtown Focus Area:

While the Focus Area Maps and Principles express an overall vision for Downtown, refinement of that vision will take place during the next phase of the Charting Our Future Project.

When Council considered the revised Project Charter in January of 2020, Council concurred that the next phase of the LUMO Rewrite should include the intensive study of 4 focus areas in order to better define the vision for those focus areas, which would include character and massing. The graphic below illustrates how this “interim step” will fit into the Charting Our Future Project. While Council did not decide which Focus Areas would be intensively studied last January, staff anticipates that Downtown would be included in this “interim step” based on the discussions at the CCES meeting.

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The resolution included in the agenda materials is for reference only since adoption is not scheduled until November 18, 2020. Since the draft resolution does not include any reference to this “interim step,” the resolution will be revised before the FLUM is considered for adoption on November 18, 2020.

Regarding guidance to applicants, each Focus Area Matrix does include a note that “while suggested heights are [provided,] the appropriate height for each site will require careful examination of the site and its surrounding context.” Staff added this note to the FLUM so that applicants would not interpret the suggested heights as givens. In addition, the Character Type Principles and the Downtown Focus Area Principles provide guidance to applicants regarding both massing and desirable façade design.