

Town Council

Charting Our Future – Public Hearing –
Adoption of Future Land Use Map (FLUM) -
Update to *Chapel Hill 2020*

October 28, 2020





Staff Recommendation

That the Council:

- Open the public hearing to update the Town's Comprehensive Plan with the Future Land Use Map & its components, receive public comment, close the public hearing, & allow written public comment for twenty-four (24) hours following the closing of the public hearing (future@townofchapelhill.org)
- Provide any additional input on the FLUM – Update to *Chapel Hill 2020*, dated October 2020

How Chapel Hill Began the Journey to Chart its Future



Sal Musarra, K-H

Jonathan Whitehurst, K-H



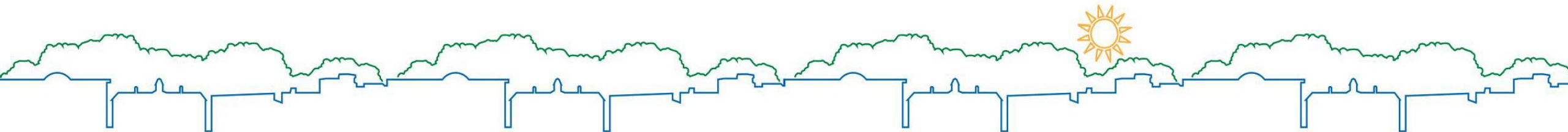
How Chapel Hill Began the Journey to Chart its Future

- Kicked Off the Charting Our Future Project in May of 2018



How Chapel Hill Began the Journey to Chart its Future – Summer of 2018

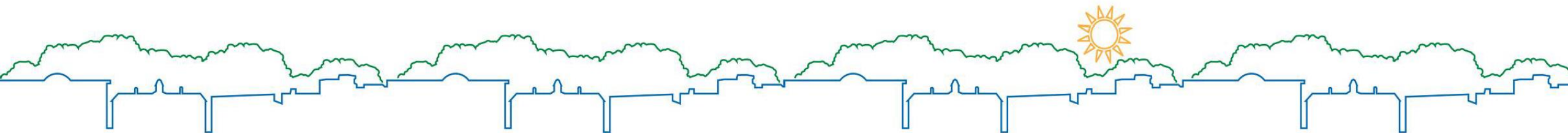
- Multi-Day Charrette
- Office Hours at U Place
- Online Survey
- Attendance at Community Events



How Chapel Hill Began the Journey to Chart its Future – Summer/Fall of 2019

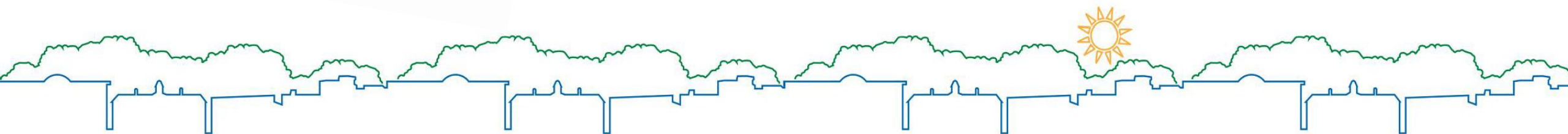
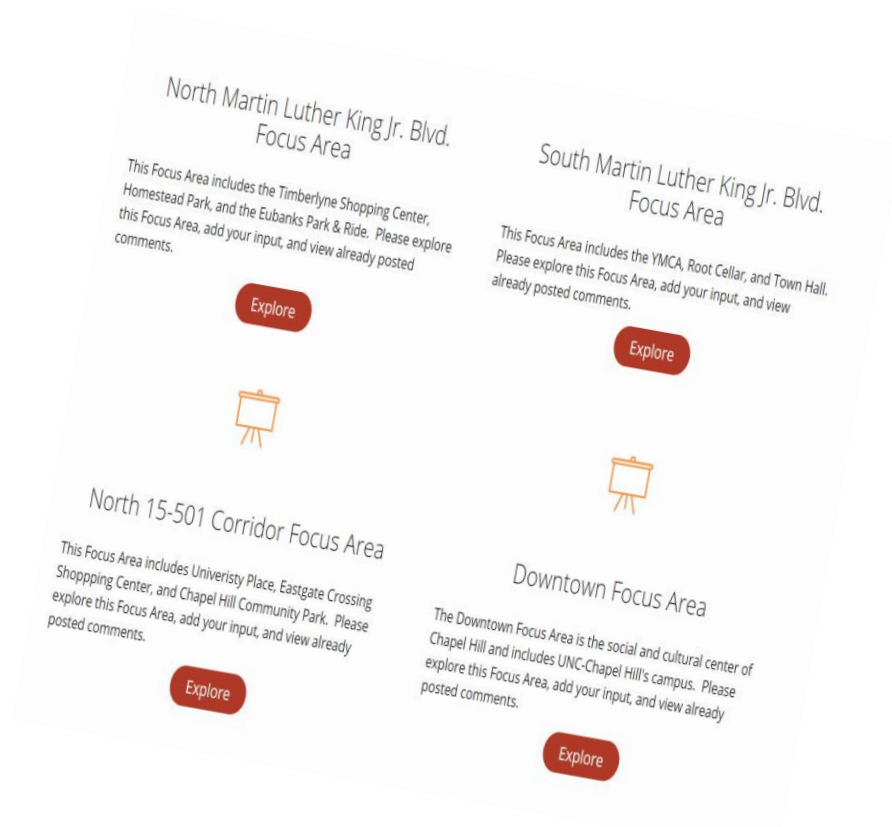


- Open Studio Days
- Focus Groups
- Public Meeting
- Attendance at Community Events

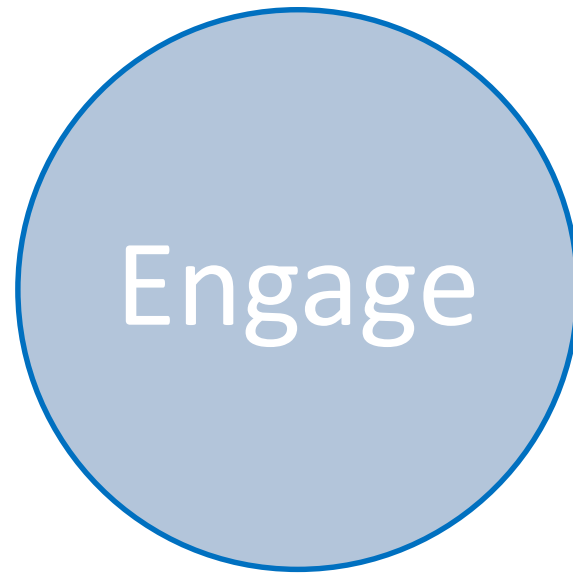


How Chapel Hill Began the Journey to Chart its Future – Summer 2020

- Digital Community Workshop
- Virtual Public Meeting
- Online Board/Commission Input



Charting Our Future – Phase I



In Person
Opportunities ~ **84**



Digital
Participants
~ **1600**



Council/CCES
Meetings ~ **20**





Components of the Future Land Use Map

- Explanation of the Future Land Use Map & Its Components
- Guiding Statements
- Future Land Use Map (2050)
- Map Book
 - Resiliency Assessment Maps (Flooding & Extreme Heat)
 - Long Term Network Facilities Map (Mobility & Connectivity Plan)
 - Existing Habitat & Potential Connections
- Individual Focus Area Maps with Focus Area Principles



Connections



- BRT – Get on Board!



- Climate Action, Sustainability, & Resilience



- Equitable Development





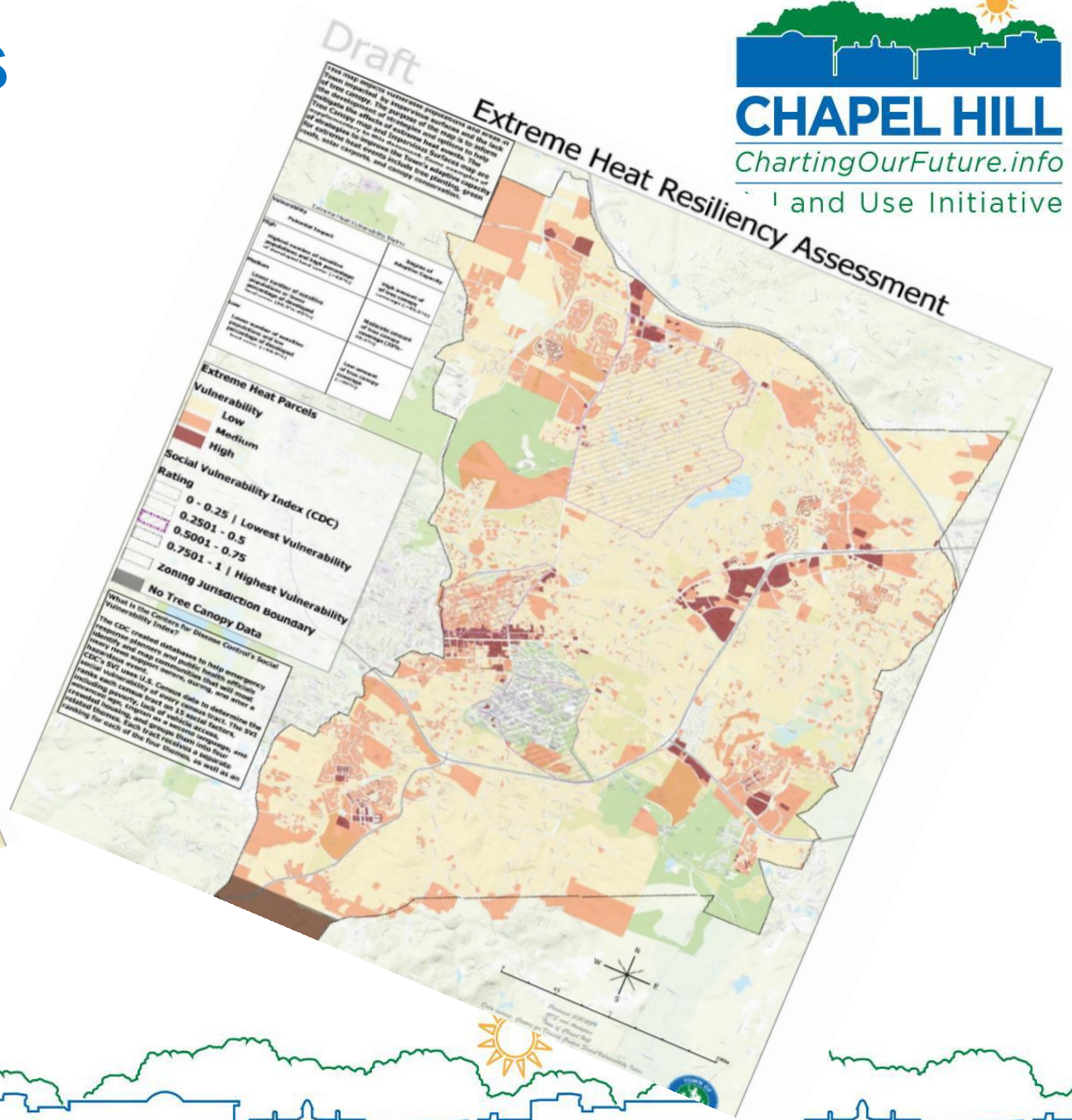
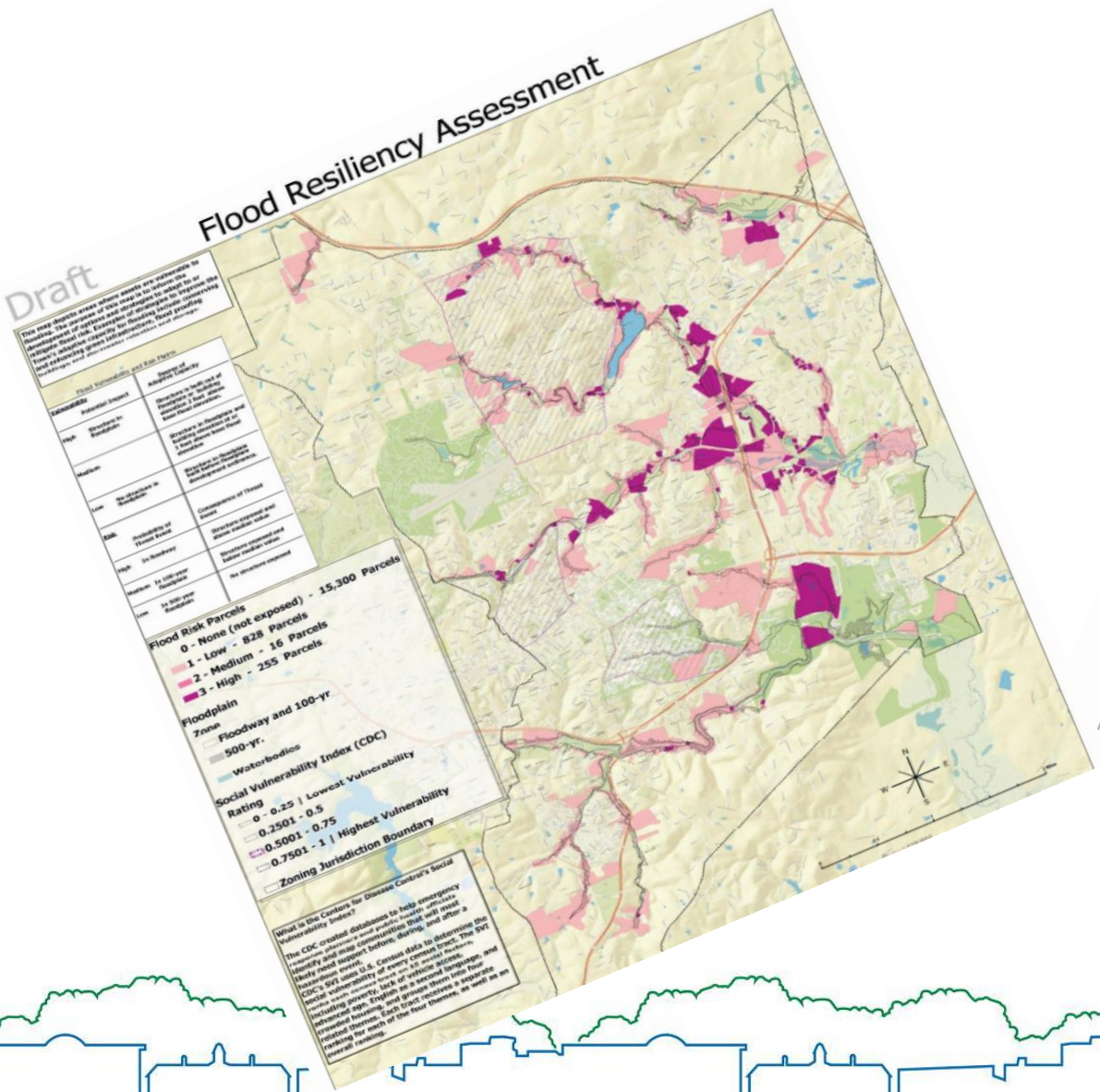
FLUM & *Chapel Hill* 2020

- Future Land Use Map (2050)
- Focus Area Maps

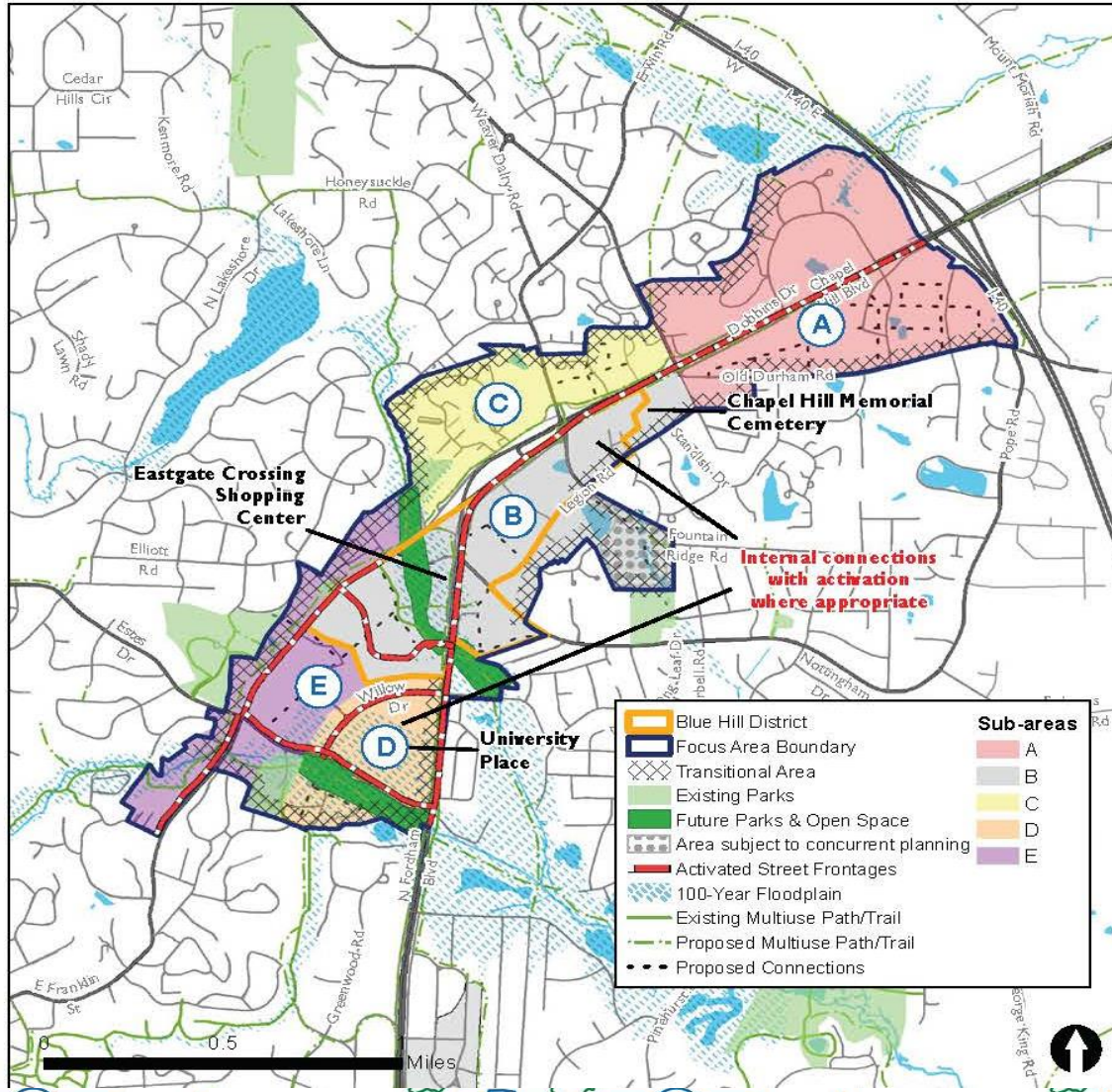
Replace Land Use Plan
in *Chapel Hill 2020*

All other aspects of *Chapel Hill 2020* remain unchanged

FLUM – Resilience Maps



CCES Discussions – N. 15-501 Corridor



● Primary (predominant land uses)
 ⊙ Secondary (appropriate, but not predominant)
 ⊖ Discouraged

	Sub-Area A	Sub-Area B	Sub-Area C	Sub-Area D	Sub-Area E
Multifamily, Shops & Offices	●	●	⊙	●	●
Multifamily Residential	●	⊙	⊙	⊙	⊙
Commercial/Office	●	●	⊙	●	●
Parks and Green/Gathering Spaces	●	●	⊙	●	●
Townhouses & Residences	⊙	⊙	●	⊙	⊙
Institutional/Civic	⊙	⊙	⊙	⊙	⊙
Typical Height	4-6 stories	4 stories	4 stories	4-6 stories	4-6 stories
Transitional Area Height	Up to 4 stories	Up to 4 stories	Up to 4 stories	Up to 4 stories	Up to 4 stories
Activated Street Frontage Height	6 stories	6 stories	6 stories	6 stories	6 stories

Note: Each story is approximately 12 feet tall, but height may vary based on many factors. While suggested heights are noted above, determining the appropriate height for each site will require careful examination of the site and its surrounding context.

Definitions

Activated Street Frontages

Activated street frontages are frontages where there is an active visual engagement between those in the street and those on the ground floors of buildings or in civic spaces, with no off-street parking between the street frontage and the building/civic space, and lively internal uses visible and accessible from the activated space. In some cases, active street frontages may mean that retail and services should be allowed on the first floor within residential character types.

Active frontages may also be encouraged along future connections including multi-modal ones, which includes pedestrian/bicycle facilities as well as greenways. When creating active frontages, it must be recognized that appropriate activation will differ by place and circumstance.

Transitional Area

This Focus Area strives for harmonious transitions between different types and intensities of land uses as well as built form to help mitigate undesirable impacts that a development might have on an adjacent site or use. The Transitional Area is intended to identify areas where lower-intensity land uses or development patterns may be appropriate between higher-intensity development and single-family neighborhoods. Appropriate transitional

CCES Discussions – Downtown

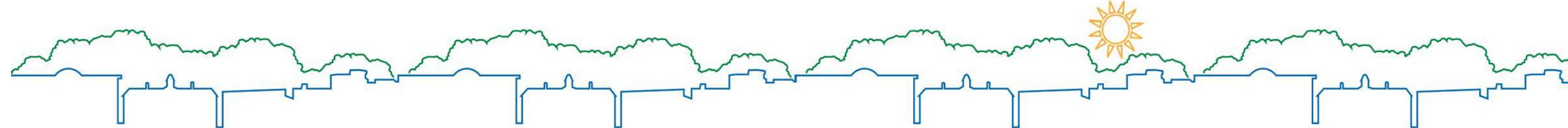
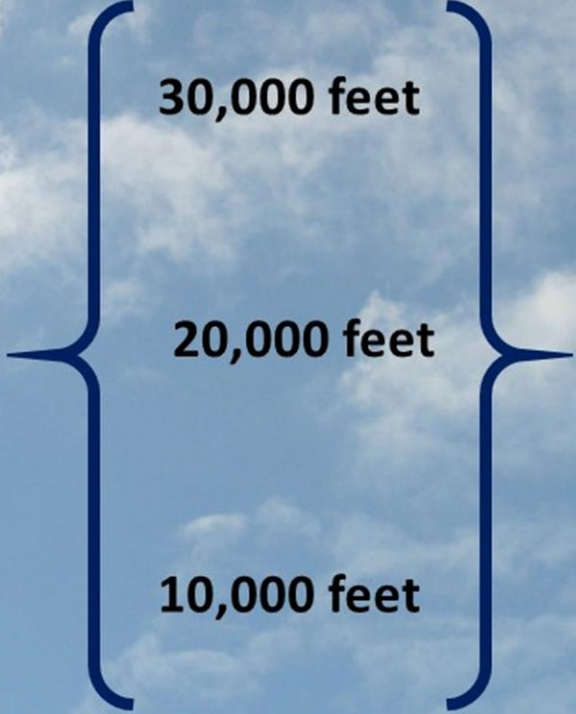


CHAPEL HILL
ChartingOurFuture.info
A Land Use Initiative

Revised Future Land Use Map

Rewriting the LUMO – Part 1
Refining the Vision

Rewriting the LUMO – Part 2
Coding the LUMO



Comments from Stakeholders



UNC-Chapel Hill Comments	Staff Response
Depiction of UNC Parcels	<ul style="list-style-type: none">• All UNC parcels are labelled on Future Land Use Map (2050)• Not labeled on Focus Area Maps because no specific parcels are shown
Changes to University Land Use Category	Changes can be made, if Council concurs
Creation of University Character Type & Inclusion in Character Type & Height Matrix	Character Types flexible enough to accommodate existing & proposed University uses



Comments from Stakeholders



UNC Health	Staff Response
Changes to Land Use Categories	Changes can be made, if Council concurs
Changes to Commercial/Office Character Type	<ul style="list-style-type: none">• Including research faculties rather than less intensive lab services is appropriate, if Council concurs• Would prefer to retain less intensive maker services in the description



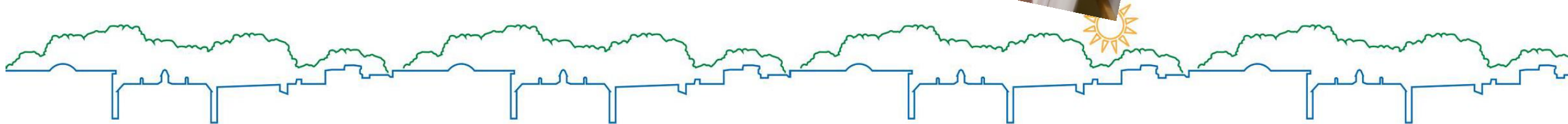
Next Steps for Charting Our Future

Path to FLUM adoption:

- **Town Council consideration for adoption**
11/18/2020

Following FLUM adoption:

- **Interactive PDF of FLUM**
- **FLUM Map App**





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