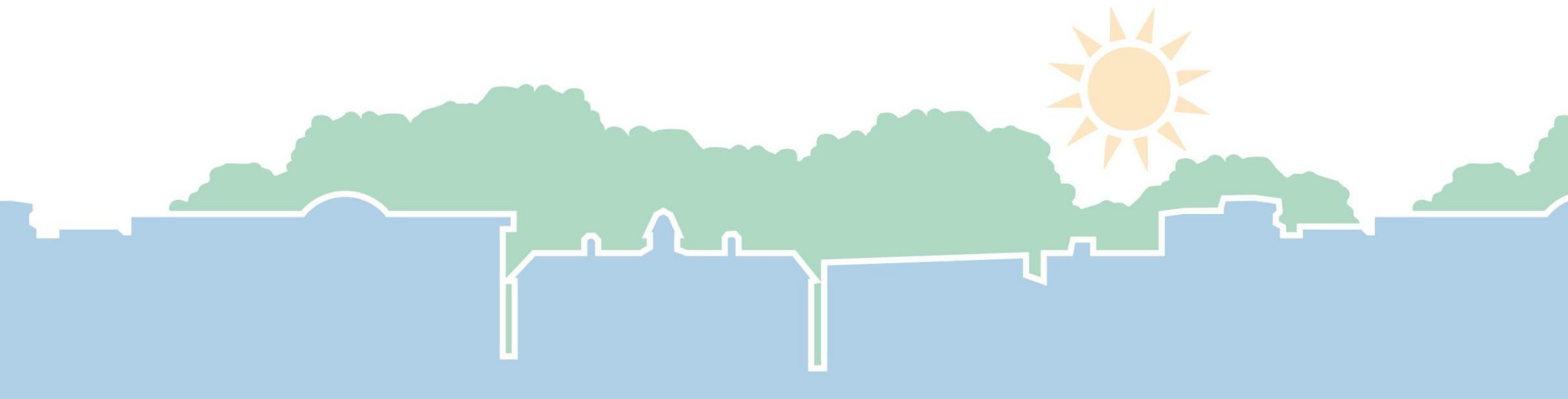


Town Council

June 27, 2018



Key Issue:

Should the Focus Areas for the Refinement Project be expanded?

Area 1 – Downtown

Area 2 – NC 54

Area 3 – Both sides of Homestead Rd

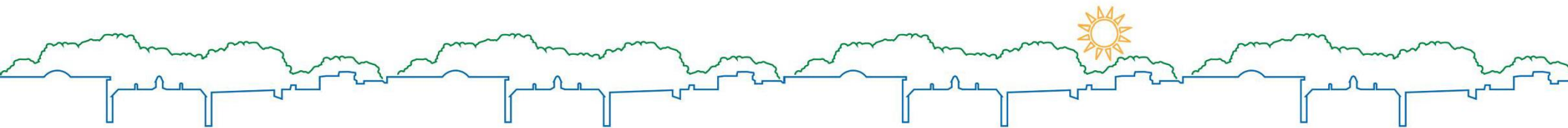
Area 4 – Area North of I-40

Area 5 – Mt. Carmel Church Rd

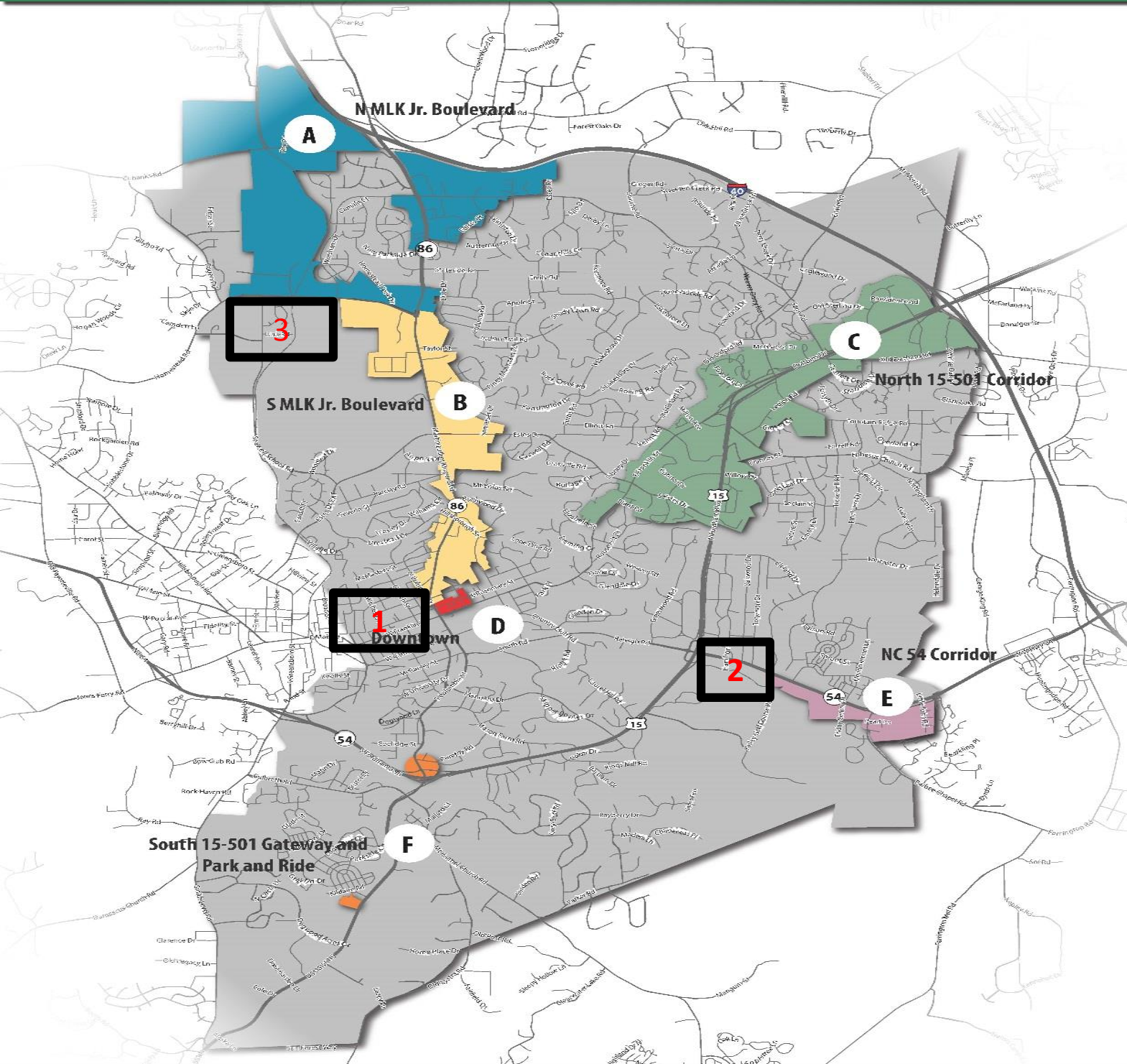
Area 6 – South of Southern Village



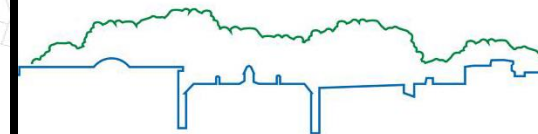
- **Staff Recommendation:**
- Accommodate the requested expansion for Downtown, NC 54, and both sides of Homestead Rd; and,
- Staff will work with affected gov't partners and return to the Council in October with options for the Council to consider to address the future land uses for the Extras Territorial Areas.



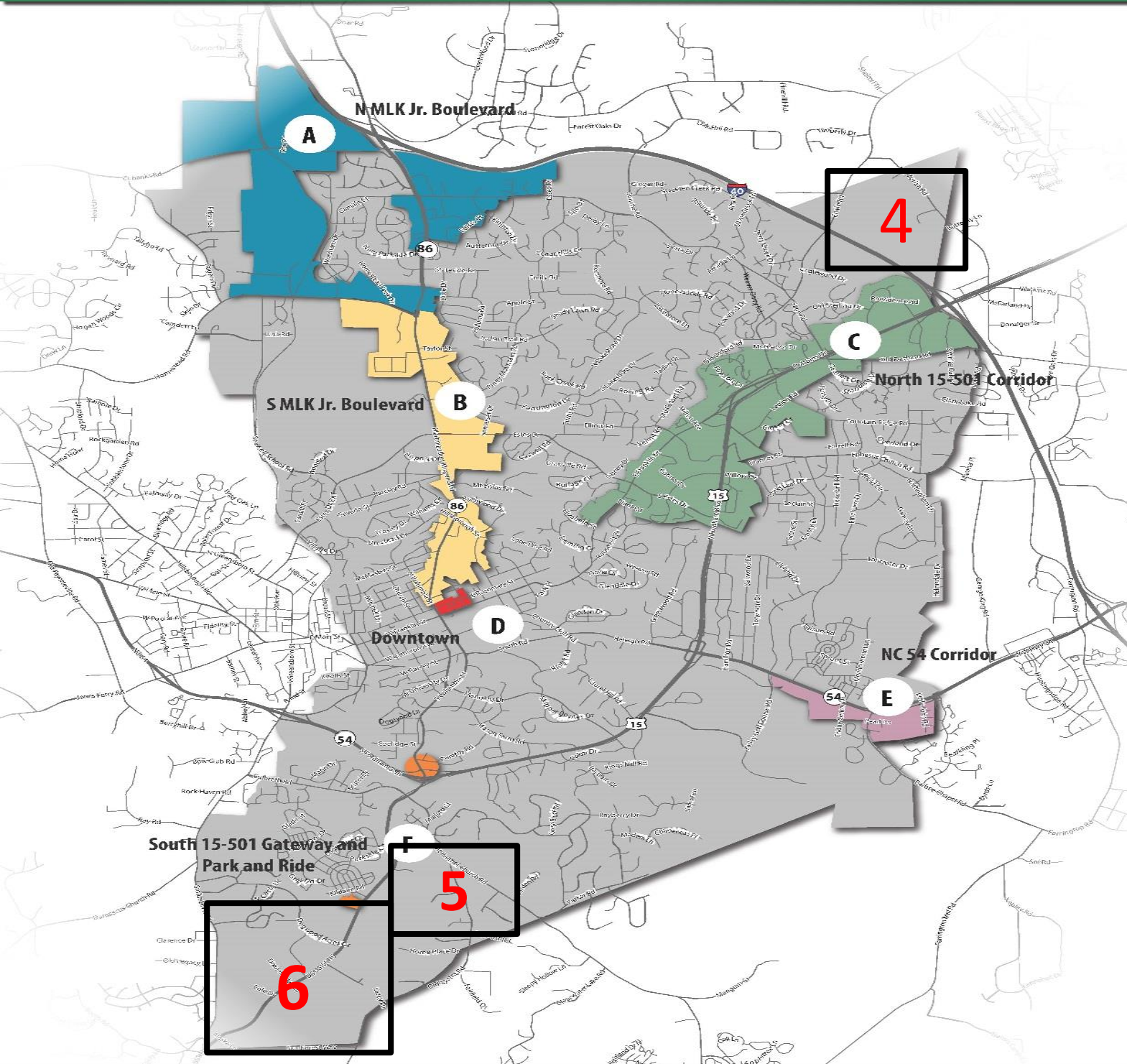
Focus Areas



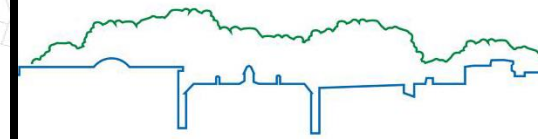
Focus Areas



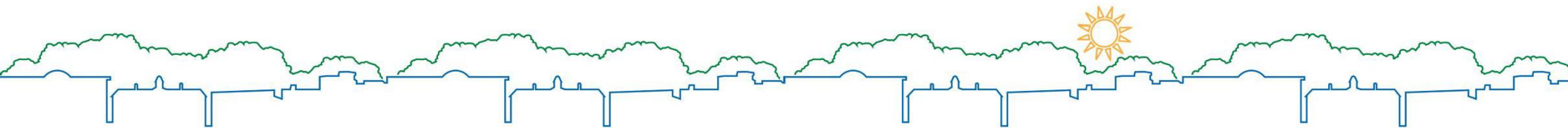
Focus Areas



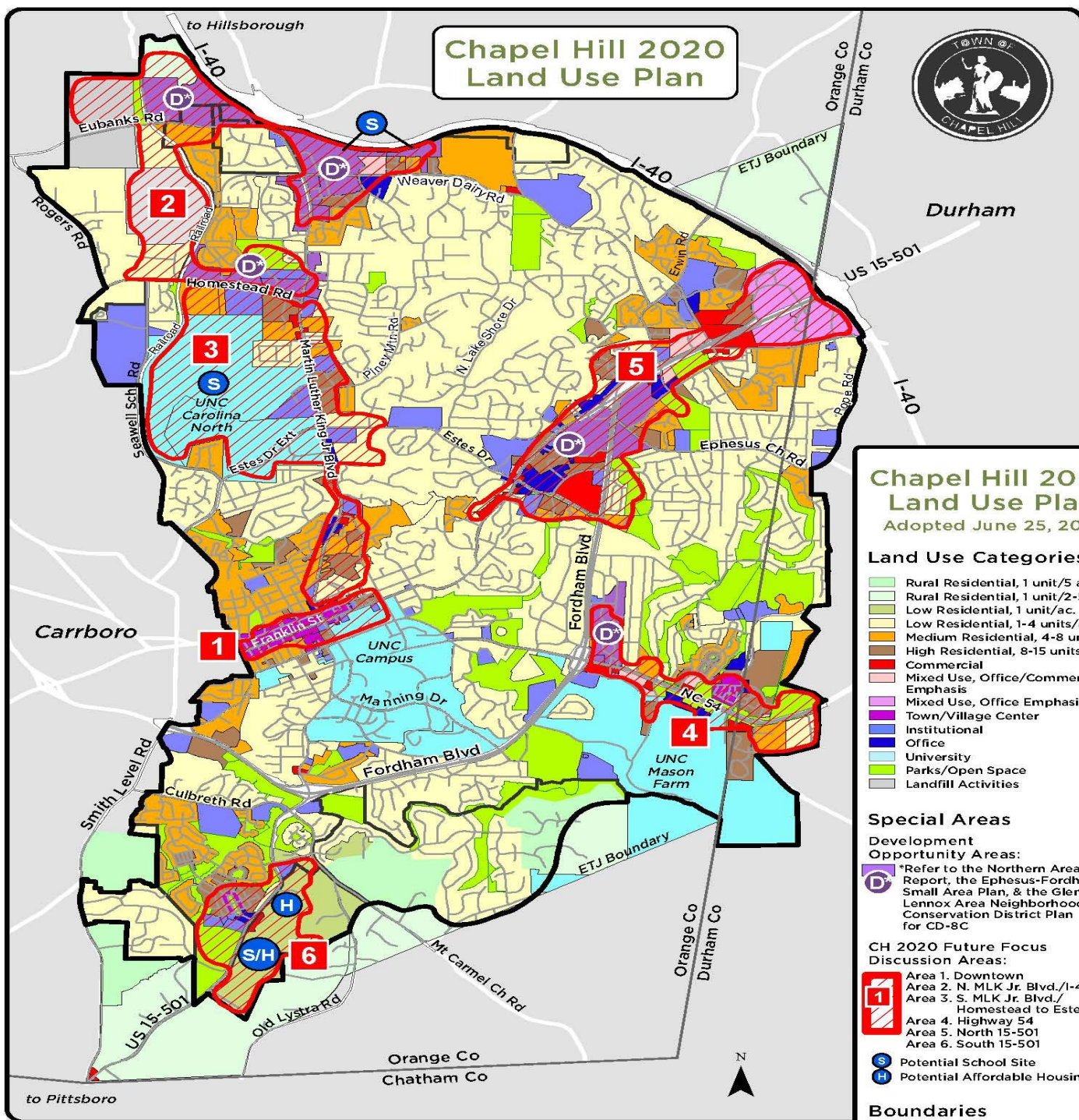
Focus Areas



- **Staff Recommendation:**
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Chapel Hill 2020 Land Use Plan



Chapel Hill 2020 Land Use Plan Adopted June 25, 2012

- ### Land Use Categories
- Rural Residential, 1 unit/5 ac.
 - Rural Residential, 1 unit/2-5 ac.
 - Low Residential, 1 unit/ac.
 - Low Residential, 1-4 units/ac.
 - Medium Residential, 4-8 units/ac.
 - High Residential, 8-15 units/ac.
 - Commercial
 - Mixed Use, Office/Commercial Emphasis
 - Mixed Use, Office Emphasis
 - Town/Village Center
 - Institutional
 - Office
 - University
 - Parks/Open Space
 - Landfill Activities

- ### Special Areas
- Development Opportunity Areas:**
- *Refer to the Northern Area T.F. Report, the Ephesus-Fordham Small Area Plan, & the Glen Lennox Area Neighborhood Conservation District Plan for CD-8C
- CH 2020 Future Focus Discussion Areas:**
- Area 1. Downtown
 - Area 2. N. MLK Jr. Blvd./I-40
 - Area 3. S. MLK Jr. Blvd./Homestead to Estes Dr.
 - Area 4. Highway 54
 - Area 5. North 15-501
 - Area 6. South 15-501
- Potential School Site**
- Potential Affordable Housing Site**

- ### Boundaries
- Chapel Hill Town Limits
 - Urban Services Boundary

