



CALL A PUBLIC HEARING ON APRIL 18, 2018 TO CONSIDER ADOPTING THE BLUE HILL DESIGN GUIDELINES AND ASSOCIATED AMENDMENTS TO FORM DISTRICT REGULATIONS.

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES
 Ben Hitchings, Director
 John Richardson, Community Resilience Officer
 Corey Liles, Interim Principal Planner

PROPERTY ADDRESS Blue Hill District (see attached map)	BUSINESS MEETING DATE March 7, 2018	APPLICANT Town of Chapel Hill
STAFF'S RECOMMENDATION That the Council call a public hearing on April 18, 2018 to consider text amendments to the Form District Regulations pertaining to adoption and implementation of the Blue Hill Design Guidelines.		
ITEM OVERVIEW The Blue Hill Design Guidelines are part of the program of Special Planning Initiatives currently underway. Town Council previously received an update on development of the Design Guidelines on January 24, 2018 ¹ . A final draft of the Design Guidelines is currently available to the public, along with an overview of proposed changes to the Form District Regulations of the Land Use Management Ordinance that would facilitate implementation. The Community Design Commission and Planning Commission are expected to provide recommendations at their upcoming meetings.		
ADDITIONAL BACKGROUND <ul style="list-style-type: none"> The adoption of Design Guidelines is referenced in the current Form District Regulations (LUMO 3.11.1.2.G) as a tool that applicants for development should use in preparing projects for the Community Design Commission's review. As part of the Special Planning Initiatives program, work began on the Design Guidelines in Q4 FY17 with a target completion in Q1 FY19. Based on progress to date, the project is on track for completion in Q4 FY18. The full program includes 12 Special Planning Initiatives for the FY16 – FY19 timeframe, with the Design Guidelines falling 8th on the project list. The Town has worked with Winter & Company, a planning and urban design firm, to develop and refine the Design Guidelines with a goal of establishing a common understanding of design principles that promote a walkable and 'green' character in the Blue Hill District. The associated text amendments are intended to facilitate implementation of the Design Guidelines and improve the predictability of outcomes for the community. In some cases, this includes revising dimensional requirements in the Form District Regulations to support usage of a design technique. 		
PROCESS <ol style="list-style-type: none"> Identify Community Design Interests Develop and Review the Draft Guidelines Call Public Hearing Open Public Hearing Close Public Hearing and Consider Action 	FISCAL IMPACT/RESOURCES There are no fiscal impacts with calling the public hearing.	
ATTACHMENTS	<ul style="list-style-type: none"> Resolution Blue Hill District Map 	

¹ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3316760&GUID=799CE33D-F30C-406F-ABC1-34298E5791CF&Options=&Search=>