

## 11-18-2020 Town Council Meeting Responses to Council Questions

### **ITEM #6: Charting Our Future - Resumption of the Public Hearing for the Adoption of the Future Land Use Map - Update to Chapel Hill 2020**

#### **Council Question:**

As with the requested changes to commercial/office land use category, I would like to know whether staff would advise or not advise the changes to the University Land Use category. Can we have this perspective?

#### **Staff Response:**

*The changes to the **University Land Use Category** proposed by UNC-Chapel Hill are as follows:*

*Those properties utilized by the University of North Carolina at Chapel Hill including, but are not limited to, academic buildings, residence halls, administrative offices, conference facilities, recreational facilities, retail establishments, **transportation and parking facilities**, medical/health services, hospitals, athletic facilities, research facilities, and any other land uses that support the mission of the University **as envisioned by the University's adopted Campus Master Plan**.*

*Staff has no concerns with these requested changes.*

-----

*The change to the Commercial/Office Land Use Category proposed by UNC Health is as follows:*

*These small scale commercial/office areas provide for a wide range of businesses, retail/restaurant establishments, institutions, services, medical/health services, **hospitals**, and offices. They are generally located near concentrations of existing or planned residences with access to major transportation/multi-modal corridors. Where possible, sidewalks and other pedestrian spaces should be activated as places to gather or otherwise spend time, such as sidewalk cafes and plazas. Off-street parking should be behind buildings.*

*Staff would not advise this change because of the small, scattered nature of the parcels currently designated with the Commercial/Office Land Use Category. However, if Council wishes to make this change, it is certainly workable.*

## 11-18-2020 Town Council Meeting

### Responses to Council Questions

#### **Council Question:**

In the document entitled, "Comments from Specific Stakeholders" (p. 46 of the packet), were the redlined edits made by UNC-CH and/or UNC Health?

#### **Staff Response:**

UNC Health originally asked for the following revisions to the Commercial/Office Character Type:

*This Character Type includes small and large scale commercial and office buildings that includes commercial, retail, service, hospitality, medical/health services, hospitals, **research facilities** and office uses. Small scale commercial/office buildings will provide commercial nodes along transportation/transit corridors and may, in some instances, function as a transition between higher density uses and single family neighborhoods while also providing neighborhood shops and services for residential neighborhoods within a half mile radius. ~~Less intense laboratory facilities and maker spaces are also appropriate in this Character Type.~~ Larger scale commercial and office buildings near future/existing transit and I-40 may be appropriate for larger employment focused development and may not have a strong relationship to or serve nearby residential neighborhoods.*

*Staff met with UNC and UNC Health on November 13, 2020 and discussed changes to the Commercial/Office Character Type, the following changes were agreed to at that meeting and staff has no concerns with the following changes:*

*This Character Type includes small and large scale commercial and office buildings that includes commercial, retail, service, hospitality, medical/health services, hospitals, **research facilities** and office uses. Small scale commercial/office buildings will provide commercial nodes along transportation/transit corridors and may, in some instances, function as a transition between higher density uses and single family neighborhoods while also providing neighborhood shops and services for residential neighborhoods within a half mile radius. ~~Less intense laboratory facilities and~~ Maker spaces **and other similar non-industrial uses** are also appropriate in this Character Type. Larger scale commercial and office buildings near future/existing transit and I-40 may be appropriate for larger employment focused development and may not have a strong relationship to or serve nearby residential neighborhoods.*