

STAFF MEMORANDUM

Charting Our Future – Update on Future Land Use Map (FLUM) Engagement & Consideration of Changes to Proposed FLUM

Background:

- On [April 5, 2017](#)¹, the Council initiated a project to rewrite the Town’s Land Use Management Ordinance (LUMO). The Town Council requested that the ordinance rewrite process begin with an effort to refine the Future Land Use Map (FLUM) to inform the LUMO Rewrite process.
- Since the beginning of 2019, the Council has reviewed the various components of the refined Future Land Use Map. This review included the [Guiding Statements on March 13, 2019](#)² and the [Blueprint](#)³ or “rough draft” of the Focus Area Maps and Principles on May 1, 2019. The Council Committee on Economic Sustainability also reviewed drafts of this Blueprint on [April 5, 2019](#)⁴ and June 7, 2019.
- On [June 26, 2019](#)⁵, the Council authorized staff to engage with the community on the draft Future Land Use Map.
- At a work session on [November 18, 2019](#)⁶, the Council discussed substantive changes to the Focus Area Maps and generalized findings from the engagement activities on the DRAFT Focus Area Maps and Principles on [November 20, 2019](#)⁷.
- On [December 13, 2019](#)⁸, the Council Committee of Economic Sustainability, reviewed a “test” Focus Area Map to determine if this revised approach made the Focus Area Maps less prescriptive while also meeting the Project goals of predictability, functionality, and intentionality.
- On [January 8, 2020](#)⁹, the Council formally endorsed the revised approach for the Focus Area Maps.
- On [March 4, 2020](#)¹⁰, the Council reviewed a complete set of revised Focus Area Maps.
- On [May 6, 2020](#)¹¹, Council received the complete draft of the FLUM and an outline of the revised Engagement & Communication Plan, which responded to COVID-19 conditions.

¹ http://chapelhill.granicus.com/MetaViewer.php?view_id=7&clip_id=3077&meta_id=156700

² <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3881199&GUID=00667D70-C56A-4704-BF59-DD4EB508470A&Options=&Search=>

³ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3931189&GUID=BF305E95-EA99-4343-B43C-32279777CBB5&Options=&Search=>

⁴ <https://www.townofchapelhill.org/businesses/council-economic-sustainability-committee>

⁵ <https://www.townofchapelhill.org/Home/Components/Calendar/Event/15075/15?curm=6&cury=2019>

⁶ <https://www.townofchapelhill.org/Home/Components/Calendar/Event/17071/15?curm=11&cury=2019>

⁷ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4244231&GUID=F49AEFE9-F8FF-4D5D-A5EC-A357EEE7729A>

⁸ <https://www.townofchapelhill.org/businesses/council-economic-sustainability-committee>

⁹ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4293231&GUID=105D7FAC-088E-4065-B7D0-BF40D1CB901E&Options=&Search=>

¹⁰ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4346772&GUID=4266A74C-2773-4A95-91F4-0AD1D334A736&Options=&Search=>

¹¹ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4432411&GUID=CED9DB18-6538-46A9-8F94-D25A0A04383F>



What is the Future Land Use Map (FLUM) - Update to Chapel Hill 2020?

As the Charting Our Future Project has evolved, various elements have been added to the initial Project, which originally envisioned a revised version of the Land Use Plan in [Chapel Hill 2020](#)⁹ as the deliverable for Phase 1 of the Project. After much community input and Council consideration, the Future Land Use Map is a more expansive update to *Chapel Hill 2020* than originally anticipated and includes the following elements:

Explanation of Future Land Use Map and Components	Explains: <ul style="list-style-type: none"> ○ FLUM elements ○ FLUM’s relationship to <i>Chapel Hill 2020</i> and Town’s Zoning Map ○ How to interpret/amend FLUM
Guiding Statements	<ul style="list-style-type: none"> ● Provides overall policy guidance for complete FLUM and LUMO Rewrite
Future Land Use Map (2049)	<ul style="list-style-type: none"> ● For areas of Town outside of the Focus Areas
Map Book	Includes: <ul style="list-style-type: none"> ○ Resiliency Assessment Maps for Extreme Heat and Flooding and maps that provide context for Resiliency Maps ○ Existing Habitat & Potential Connections Maps ○ Long Term Network Facilities Map from the Mobility Plan that Council adopted in 2017
Focus Area Maps	<ul style="list-style-type: none"> ● Includes accompanying Focus Area Principles and Precedent Images

Future Land Use Map

The Future Land Use Map entitled “Future Land Use Map (2049)” will replace the Land Use Plan from *Chapel Hill 2020*. The new Future Land Use Map (2049) primarily differs from the Land Use Plan in the following ways:

1. Definitions for the Land Use Categories are included. The Land Use Categories indicate the future land use for each parcel and were not defined in *Chapel Hill 2020* or the 2000 Comprehensive Plan, “*Planning for Chapel Hill’s Future: The Comprehensive Plan.*” This lack of definition made the Land Use Plan difficult to interpret. Consequently, staff drafted definitions for the Land Use Categories to better describe the Town’s desired future and included representative images from around Town, except the image for the Mixed Use Land Use Category.
2. Only the areas of Town outside of the Focus Areas are shown on the Future Land Use Map (2049). The Focus Areas are grayed out, but labelled.

⁹ <https://www.townofchapelhill.org/town-hall/departments-services/chapel-hill-2020/about-chapel-hill-2020>



Engagement on the FLUM-Update to Chapel Hill 2020 – Summer 2020

As discussed in May of 2020, due to the current COVID-19 situation, staff adjusted the Engagement Plan on the FLUM as noted below:

1. **Development Review Boards/Commissions.** The FLUM-Update to *Chapel Hill 2020* was individually e-mailed, using Adobe Cloud which permits users to digitally comment on a document, to each member of the boards/commissions listed below. These Board/Commission members also received a link to the [engagement platform](#)¹⁰ used for community input:
 - a. Planning Commission;
 - b. Community Design Commission;
 - c. Transportation and Connectivity Advisory Board;
 - d. Environmental Sustainability Advisory Board;
 - e. Parks, Greenways, and Recreation Commission; and,
 - f. Housing Advisory Board.
2. **Community Input:** Staff collected community input using the [Konveio engagement platform](#), which simulates public input at a public meeting. Sixty-two community members established accounts on the engagement platform, and most of those left comments. The Charting Our Future Konveio site had 936 first time users between July 1 – August 23. Approximately half of all users returned to the site for a second session, and most users viewed eight pages on the site, which generally means that the site was well explored by users. While the site is closed for comments, it remains available for anyone to view the comments posted in July.
3. **Community Meeting:** Staff held a virtual community meeting on July 13, 2020. Eighty community members registered for the event, and forty-six attended the virtual meeting.
4. **Other Comment Opportunities:** Staff offered virtual, drop-in office hours on three different dates, but only one session was utilized. Staff widely publicized a phone number for the Project, and staff spoke with several community members. The Focus Area Maps were translated into Spanish and Chinese. No one requested these translations. Staff also offered to hold meetings with Spanish and Chinese interpretation, but no one requested this interpretation.

Engagement Results on FLUM-Update to Chapel Hill 2020 **Boards and Commissions**

Staff received comments from members of the Planning Commission, Community Design Commission, and the Transportation and Connectivity Advisory Board as detailed below.

1. **Members of the Planning Commission and one member of the Community Design Commission expressed reservations about continuing to define the residential Land Use Categories using density or retaining the existing low residential density limitations. These comments are listed in the chart below as well as staff's recommendation.**

¹⁰ <https://chartingourfuture.konveio.com/>



Board/Commission Comments	Staff Response
<p>“I generally am concerned about your use of densities as a measurement for residential development because it tends to be pro-sprawl and misleading, and it tends to have unintended consequences (such as larger, more expensive dwelling units.)”</p>	<p>In the current draft, the Low, Medium, & High Residential Land Use Categories are defined as list in the chart below. To somewhat address the above Board/Commission concerns and to facilitate “Missing Middle Housing” during the rewrite of the Land Use Management Ordinance (LUMO), staff would recommend the changes noted below in red.</p>
<p>“I would like to see more density encouraged here [Low Residential Land Use Category] through ADUs [accessory dwelling units], minor subdivisions, multi-family buildings etc. ...Same comments apply to all residential areas in town.”</p>	
<p>“And by declaring single family properties off limits.”</p>	

<p>Low Residential</p>	<p>Low residential areas encompass most of the Town’s single-family detached neighborhoods and are intended to provide for traditional detached single-family housing as well as accessory dwelling units and attached housing choices including duplexes, triplexes and fourplexes, where appropriate based on infrastructure; parcelization; and proximity to transit service, multi-modal paths, downtown, and other mixed use areas.</p> <p>Infill development should continue the existing visual pattern, rhythm, and orientation of the surrounding dwelling units. These areas are within the Town’s corporate limits and are served by both water and sewer service.</p> <p>Gross Densities of: Generally 1-4 units/acre</p>
<p>Medium Residential</p>	<p>Medium residential areas include a fairly wide spectrum of housing types including small lot single-family homes, attached dwelling units like triplexes and townhouses, and small scale multi-family housing developments. The development pattern within this Category should be compact and well-connected, and infill development should continue the existing visual pattern, rhythm, and orientation of the surrounding dwelling units. Proximity to small scale, neighborhood serving businesses, within walking distance, would be ideal. These areas are within the Town’s corporate limits and are served by both water and sewer service.</p> <p>Gross Densities of: Generally 4-8 units/acre</p>
<p>High Residential</p>	<p>High residential areas provide for a range of multi-family options encompassing a great variety of building types. High residential areas are most appropriate in close proximity to transit services, the Town’s major transportation/ multi-modal corridors, existing commercial areas, village centers, and downtown. Ideally, these areas will be dense and walkable with publicly-accessible pedestrian connections provided through large developments and intimate scale open spaces, such as courtyards. When adjacent to public streets, these dense residential developments should activate the street and sidewalk with prominent entries and public or semi-public spaces.</p> <p>Gross Densities of: Generally 8-15+ units/acre</p>



2. The Community Design Commission met on July 28, 2020 and discussed the FLUM. Staff reviewed all comments received from CDC members and provided a written explanation for many of their comments/concerns/questions. At their meeting, the CDC generally agreed on the topics below, but there was not agreement on some comments. For comments where agreement among the Commissioners was not reached, staff provides those under Community Comments below.

CDC Areas of Agreement	Staff Response
<p>General Feedback: Build flexibility into the FLUM to cope with the uncertainty surrounding COVID as well as the future of retail and office spaces.</p> <p>Introduction:</p> <ul style="list-style-type: none"> • Include a statement regarding the purpose of the FLUM • Emphasize placemaking as a key purpose of the FLUM; define placemaking. • Incorporate a recommendation that the FLUM be reviewed every 3 to 5 years to determine if updates are necessary. <p>Guiding Statements: <u>Statement 9 states:</u> Preserve and maintain Chapel Hill’s appearance and create the quality of design and development the Town desires.</p> <ul style="list-style-type: none"> • Strengthen this Statement especially the sub-section on the creation of design guidelines to ensure that any resulting guidelines include the massing, scale, shape and orientation of buildings; recognize the building and site context; include provisions for transparency, fenestration, and façade details; and the relationship of buildings to the street, sidewalk, and other public rights-of-way. 	<p>Generally, the CDC’s recommendations can be incorporated into the FLUM, if Council concurs. In terms of flexibility, within the Focus Areas, the FLUM is quite flexible since the Character Types are no longer mapped onto parcels. The text itself can be modified to mention the possible issues surrounding land use that may result from COVID-19.</p>

3. Many of the other comments submitted by the various board/commission members were predominantly wordsmithing. When staff returns with a revised FLUM, Council will receive an Adobe version with comments indicating where revisions to the text are proposed.



Comments from Community Members

Focus Area Map Comments

1. **N. 15-501** - Please refer to the corresponding numbers in the matrix, Focus Area Map, and charts below. Comments from the Digital Community Workshop are available for viewing [online¹¹](#). Staff recommendations are in **bold** and recommended proposed changes to the FLUM are in bold and highlighted in **green**.

Community Comments on the Matrix	Staff Response
1. Concern that the 4-6 Typical Height is too tall given surrounding, existing development in Sub-Area C	<ul style="list-style-type: none"> • Much of Sub-Area C is currently zoned R-4, which has a permitted height of 34 feet at the setback lines and 60 feet on the interior of a site. • The Sub-Area is currently developed with 2 & 3 story buildings. • One vacant parcel exists at the corner of Erwin & Old Oxford Road. • Given the age and condition of existing buildings, staff recommends decreasing the Typical Height to 4 stories. • Zoning specifics for this area may be developed during the LUMO Rewrite.
2. In general, Typical Heights should be reduced in all Sub-Areas.	During the LUMO Rewrite, more in-depth analysis can be completed to determine the most appropriate heights in the Sub-Areas and whether or not those heights are achieved by-right, using incentives, or through development review approval. Staff recommends retaining the proposed Typical Heights.
3. In Sub-Area A, reduce the Transitional Area Height due to adjacent uses along Old Durham Road.	The recommendations in the FLUM area at a high level, and staff anticipates more fine tuning on creating appropriate transitions when the LUMO is updated. Consequently, staff recommends retaining the proposed Transitional Area Heights.
4. Concern that the Activated Street Frontage Height is too tall in all Sub-Areas mainly due to infrastructure concerns. Suggestion to rephrase as “Up to 6 Stories.”	Permitting greater height adjacent to N. 15-501 given the width of the road is appropriate, in staff’s opinion. Permitting the height adjacent to the roadway generally permits heights & intensities to be reduced as development transitions to lesser intensive uses. Therefore, staff recommends retaining the proposed heights. Staff has received some suggestions to increase heights particularly in Sub-Area A.
5. Multi-family Residential should be primary in all Sub-Areas.	While multi-family would be permitted in all Sub-Areas, given existing development patterns and uses, staff recommends retaining the Primary & Secondary designations for Multi-family Residential as proposed.
6. Increase Typical Heights in Sub-Areas A, B, C	At this time, staff recommends retaining the proposed Typical Heights in Sub-Areas A & B and decreasing the Typical Heights in Sub Area C as noted above.

¹¹ <https://chartingourfuture.konveio.com/north-15-501-corridor-focus-area>

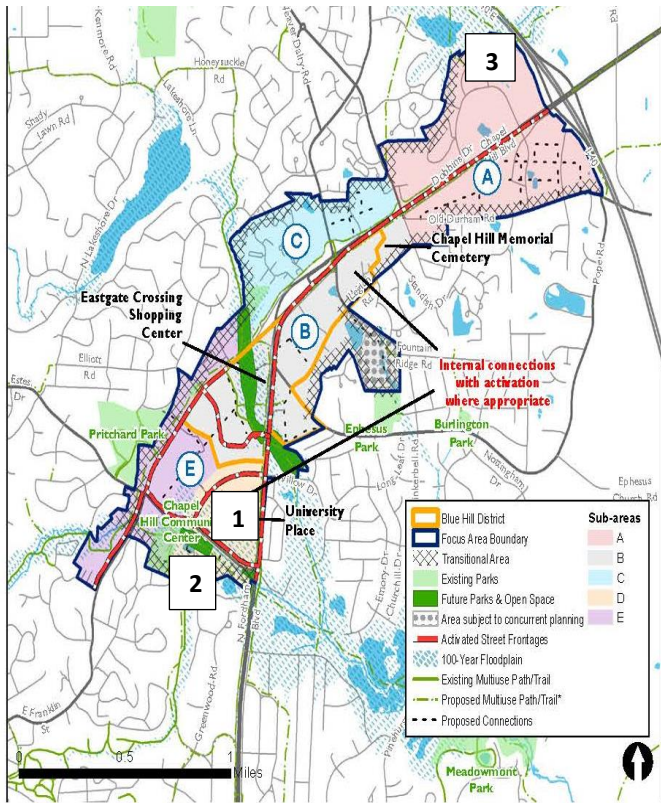


Character Types and Height in 2049

● Primary (predominate land uses)
 ● Secondary (allowed, but not predominate)
 ○ Discouraged

	Sub-Area A	Sub-Area B	Sub-Area C	Sub-Area D	Sub-Area E
Multifamily, Shops & Offices	●	●	○	●	●
Multifamily Residential 5	●	○	●	○	○
Commercial/Office	●	●	○	●	●
Parks and Green/Gathering Spaces	●	●	○	●	●
Townhouses & Residences	○	○	●	○	○
Institutional/Civic	○	○	○	○	○
Typical Height 6 2	4-6 stories	4 stories	4-6 stories 1	4-6 stories	4-6 stories
Transitional Area Height	Up to 4 stories 3	Up to 4 stories	Up to 4 stories	Up to 4 stories	Up to 4 stories
Activated Street Frontage Height 4	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.



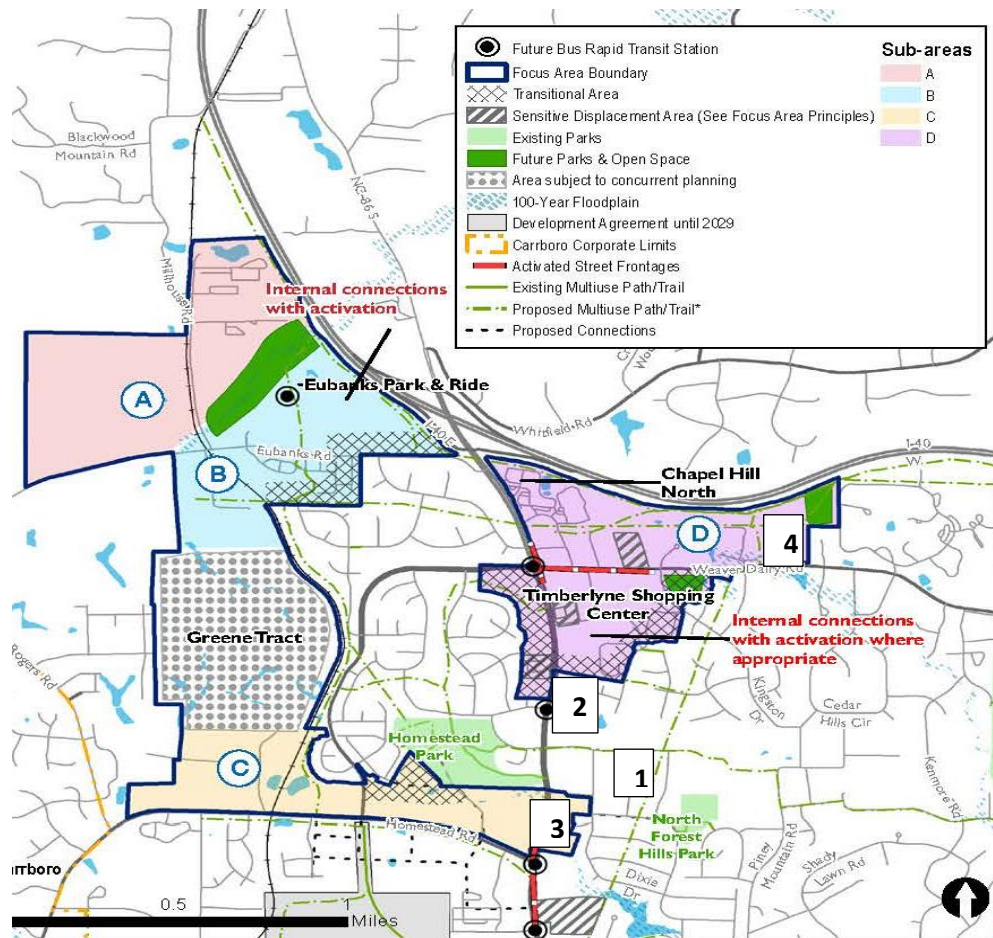
* See Mobility Plan for more information about proposed multi-modal improvements

Community Comments on Map	Staff Response
1. Requests for a Transitional Area along 15-501 in University Place	Balancing the desire to provide a sense of place along N. 15-501 & the concerns of the N. Ridgefield neighborhood is difficult. With proper site design, staff believes both interests can be achieved here and recommends the requested Transitional Area.
2. Request to designate all of the parcels on the south side of Estes east of the Community Park as Future Parks & Open Space	Previous versions of this Map designated this area as Future Parks & Open Space, but that designation was changed since there is existing residential development. Staff understands the desire to make this change and could support it. However, existing zoning & any proposed zoning for the area should continue to permit the existing residential development until a workable solution to existing flooding issues can be found.
3. Remove the Transitional Area on the northern edge of Sub-Area A due to floodplain & existing multi-story development	Staff recommends the change.



2. North Martin Luther King Jr. Boulevard - Please refer to the corresponding numbers on the Focus Area Map and the chart below. Comments from the Digital Community Workshop are available for viewing [online](#). Staff recommendations are in **bold** and recommended proposed changes to the FLUM are in bold and highlighted in **green**.

Community Comments on Map	Staff Response
<p>1. Many community members expressed concerns about the proposed multi-use path that follows the Duke Power easement, which is parallel with MLK Blvd., and extends to Timberlyne & the designation of N. Forest Hills Park as a “Key Destination” in the <i>Mobility & Connectivity Plan</i>.</p>	<p>This trail and the designation of the N. Forest Hills Park as a “Key Destination” are included in the <i>Mobility & Connectivity Plan</i> that was adopted by Council in Oct. of 2017. After many community requests, the proposed facilities in the <i>Mobility & Connectivity Plan</i> are shown on the Focus Area Maps. All community concerns have been transmitted to the Town’s Transportation Manager. Staff recommends retaining the Mobility & Connectivity Plan facilities on the Focus Area Maps.</p>
<p>2. Request to extend Sub-Area D along the east side of MLK from Stateside Dr. to Dixie Lane due to the proximity of the proposed BRT Station.</p>	<p>While this suggestion certainly has merit, staff does not think enlarging the Focus Area at this point is appropriate since no community engagement on this extension can occur before FLUM adoption.</p>
<p>3. Requests to add a Transitional Area on the eastern edge of Sub-Area C.</p>	<p>Due to the proximity of homes along Dixie Drive, staff recommends adding a Transitional Area, as requested.</p>
<p>4. Request to add a Transitional Area on the eastern edge of Sub-Area D.</p>	<p>Staff recommends adding a Transitional Area, as requested.</p>



See Mobility Plan for more information about proposed multi-modal improvements



3. South Martin Luther King Jr. Boulevard - Please refer to the corresponding numbers on the matrix, Focus Area Map, and charts below. Comments from the Digital Community Workshop are available for viewing [online](#). Staff recommendations are in **bold**.

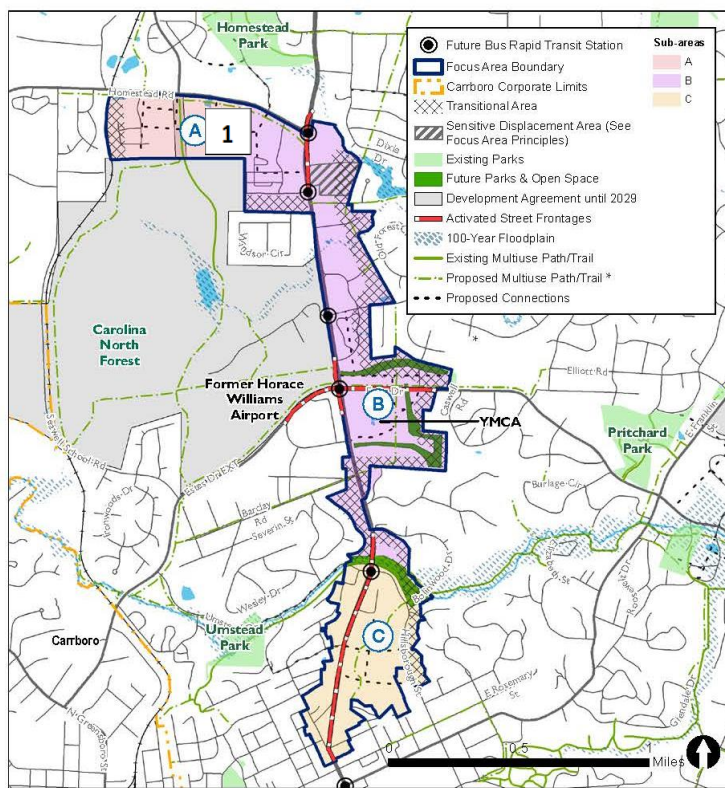
Character Types and Height in 2049

● Primary (predominate land uses) ○ Secondary (allowed, but not predominate) ⊖ Discouraged

	Sub-Area A	Sub-Area B	Sub-Area C
Multifamily, Shops & Offices	○	●	●
Multifamily Residential	●	●	●
Commercial/Office	⊖	○	○
Parks and Green/Gathering Spaces	●	●	○ 1
Townhouses & Residences	●	○	○
Institutional/Civic	●	○	○
Typical Height	4-6 stories	4-6 stories	4-6 stories
Transitional Area Height	2-4 stories	2-4 stories	2-4 stories (Adjacent to lower scale residential uses, step backs or other transitional methods are necessary to ensure harmonious transitions)
Activated Street Frontage Height	N/A	6 stories 2	8 stories; 4 stories at the front setback line 2

Note: Each story is approximately 12 feet tall, but height may vary based on many factors.

Community Comments on Matrix	Staff Response
1. Request to make Parks & Green/Gathering Spaces a Primary Character Type in Sub-Area C.	Since Parks & Green Gathering Spaces will likely not be the primary Character Type developed in this area, staff recommends retaining the Secondary designation.
2. Request to decrease Activated Street Frontage Heights in Sub-Areas B & C	At this time, staff recommends no changes to the Activated Street Frontage Heights in Sub-Areas B & C.

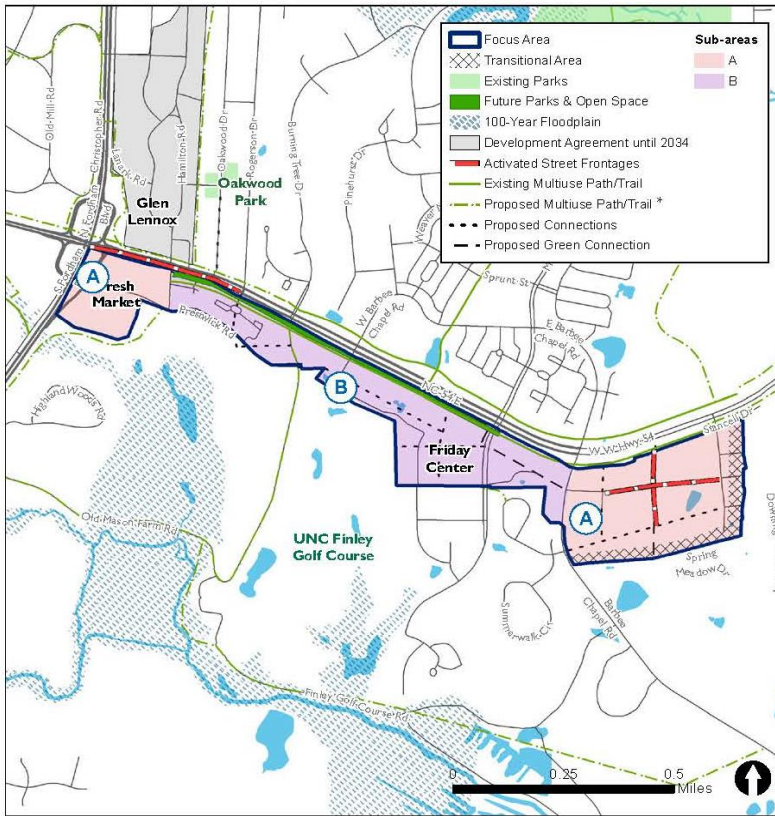


* See Mobility Plan for more information about proposed multi-modal improvements.

Community Comments on Map	Staff Response
1. Request for only the Townhouse & Residences Character Type to be permitted on the eastern edge of Sub-Area A.	Because of the nature of the Focus Area Maps, Character Types cannot be restricted to only certain parts of a Sub-Area. The less intense Character Types are encouraged in this Sub-Area, so staff recommends no changes.



4. NC 54 Corridor - Please refer to the corresponding numbers on the matrix and the chart below. Comments from the Digital Community Workshop are available for viewing [online](#). Staff recommendations are in **bold** and recommended proposed changes to the FLUM are in bold and highlighted in **green**.



* See Mobility Plan for more information about proposed multi-modal improvements

Community Comments on Matrix	Staff Response
1. Request for Multi-family Residential to be a Primary Character Type in Sub-Area B	Multi-family Residential is certainly appropriate in Sub-Area B but continuing to stress non-residential as well as mixed use development in this area is appropriate to support employment centers & mixed-use centers where working/living/playing can occur. Therefore, staff recommends no changes.
2. Request to increase Typical Heights in Sub-Area B.	At this time, staff recommends no changes to the Typical Heights.

Character Types and Height in 2049

● Primary (predominate land uses)
 ● Secondary (allowed, but not predominate)
 ○ Discouraged

	Sub-Area A	Sub-Area B
Multifamily, Shops & Offices	●	●
Multifamily Residential	●	○ 1
Commercial/Office	●	●
Parks and Green/Gathering Spaces	○	●
Townhouses & Residences	○	○
Institutional/Civic	○	○
Typical Height	6 stories	6 stories 2
Transitional Area Height	Up to 4 stories	N/A
Activated Street Frontage Height	6 stories	N/A

Note: Each story is approximately 12 feet tall, but height may vary based on many factors.



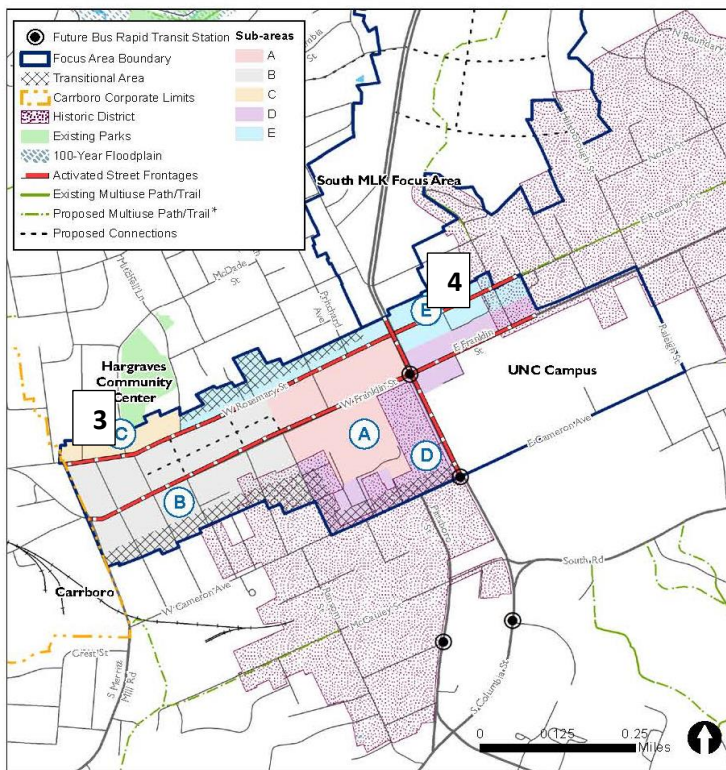
5. Downtown - Please refer to the corresponding numbers on the matrix, Focus Area Map, and the chart below. Staff recommendations are in **bold** and recommended proposed changes to the FLUM are in bold and highlighted in **green**.

Character Types and Height in 2049

● Primary (predominate land uses)
 ○ Secondary (allowed, but not predominate)
 ⊖ 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	⊖	⊖	⊖	1 ○	⊖
Institutional/Civic	○	○	○	○	○
Typical Height (Adjacent to lower scale residential uses, step backs or other transitional methods are necessary to ensure harmonious transitions.)	Setback height of to 4 stories, with a core height of up to 8 stories allowed	Setback height of up to 3 stories with a core height of up to 8 stories allowed. No more than 4-5 stories allowed in the transitional area 2	No more than 4 stories	Core height of up to 6 stories, with a setback height of 3 stories No more than 4 stories allowed in the transitional area	Up to 4 stories at the front setback. Core height of 8 stories allowed on the south side of E Rosemary and 6 stories on the north side of E Rosemary and along West Rosemary. No more than 4 stories allowed in the transitional area.

Note: Each story is approximately 12 feet tall, but height may vary based on many factors.

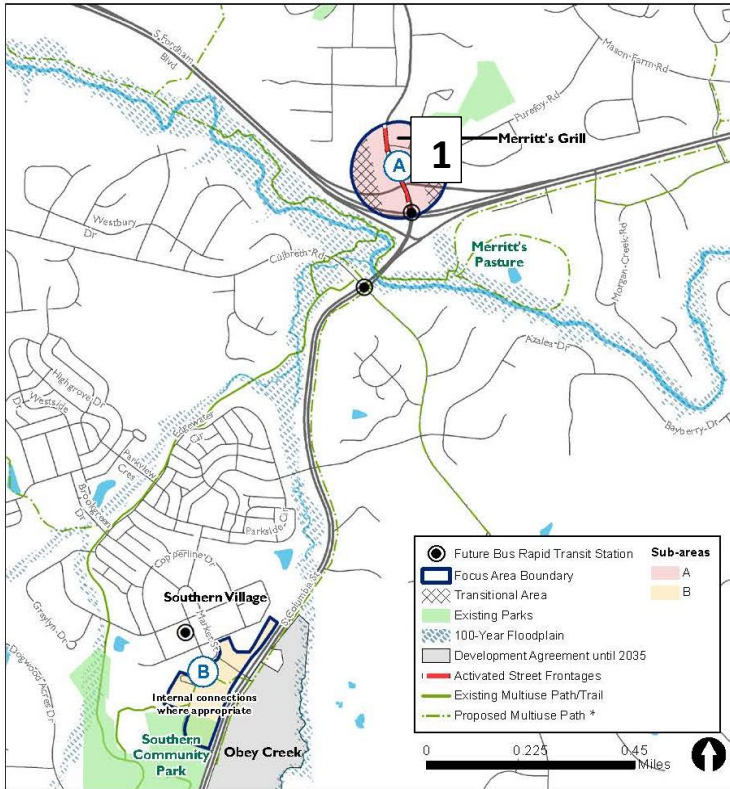


* See Mobility Plan for more information about proposed multi-modal improvements

Community Comments on Map & Matrix	Staff Response
1. Request for Townhouses & Residences to be a secondary Character Type in Sub-Area D	In some locations in this Sub-Area, townhouses may be appropriate, so staff recommends this change to make Townhouses & Residences a Secondary Character Type in Sub-Area D.
2. Requests to increase & decrease heights in Sub-Area B.	At this time, staff recommends no changes to the allowable heights in Sub-Area B.
3. Place a Transitional Area in Sub-Area C.	Because the Typical Height in this Sub-Area is capped at 4 stories, staff does not recommend this change.
4. Place a Transitional Area on the north side of E. Rosemary in Sub-Area E	Staff concurs with this request provided the Transitional Area text be amended to read, "No more than approximately 4 stories in the transitional area."



6. South Columbia Gateway - Please refer to the corresponding numbers on the Focus Area map and the chart below. Staff recommendations are in **bold** and recommended proposed changes to the FLUM are in bold and highlighted in **green**.



* See Mobility Plan for more information about proposed multi-modal improvements

Community Comments on Map	Staff Response
<p>1. Request to increase the size of Sub-Area A</p>	<p>While this suggestion certainly has merit, staff does not think enlarging the Sub-Area at this point is appropriate since no community engagement on this extension can occur before FLUM adoption.</p>



Comments from Specific Stakeholders

Staff discussed the FLUM-Update to *Chapel Hill 2020* with UNC-Chapel Hill several times. UNC has expressed the following comments. Staff's recommendation is in **bold** and concurrence with the request is highlighted in **green**.

UNC-Chapel Hill Comments	Staff Response
<p>1. Amend the definition of the University Land Use Category as detailed below:</p> <p>Those properties utilized by the University of North Carolina at Chapel Hill including, but not limited to, academic buildings, residence halls, administrative offices, conference facilities, recreational facilities, retail establishments, parking, airport facilities medical facilities and clinics, athletic facilities, research facilities, and any other land uses that support the University's mission</p>	<p>No concerns with the proposed change.</p>
<p>2. For parcels outside of the Focus Areas that are owned by either the University or the University's Foundation, depict with the University Land Use Category</p>	<p>No concerns with this request.</p>
<p>3. Refrain from using Carolina Blue on the Focus Area Maps;</p>	<p>No concerns with this request.</p>
<p>4. For N. and S. Martin Luther King Jr. Blvd, NC 54, and the Downtown Focus Areas, insert a new University Character Type into the matrices</p>	<p>Since these parcels are not on the University's main campus and function as offices, etc., the University's parcels should support and align with the overall vision of these Focus Areas in staff's opinion. That vision is property owner neutral, and staff does not feel that creating a University Character Type that could encompass many different types of university uses is necessarily appropriate. While staff understands that University/Foundation parcels must support the University's mission, that support should not preclude University-owned parcels from redeveloping/developing consistent with the future vision for these areas. Therefore, staff does not support this request. If Council wishes to create this University Character Type, the University Land Use Category could be used as the Character Type description.</p>
<p>5. Change the boundary of the Downtown Focus Area to exclude University owned property.</p>	<p>Changing the boundary to remove parcels on the University campus does not present a problem, but it would be inappropriate to remove the parcels with storefronts on East Franklin since these parcels are integral to the character of Downtown.</p>
<p>6. The Traditional University Supportive Uses (TUSU) Land Use Category should not be applied to parcels owned by the UNC.</p>	<p>To be consistent with the remainder of the FLUM for those areas outside of the Focus Areas, UNC owned parcels will be removed from those areas designated with the TUSU Land Use Category.</p>



Community Comments Reflect Differing Visions of Chapel Hill's Future

As with previous engagement efforts, staff heard many of the same types of concerns, which are summarized below.

1. Some community members expressed a desire for the Town Council to determine a desired population in 2049 prior to adopting a new Future Land Use Map. Some of these community members wish to ensure that the housing units envisioned by the FLUM will support that population. Others would prefer Council to endorse a slow growth philosophy toward population increases.
2. We received comments that the Town's infrastructure, specifically water; sewer; schools; and roads, are not adequate to support any additional development or redevelopment.
3. Given the amount of floodplain in already developed areas of Town, concerns were raised that development intensification in floodplains is unwise and could lead to increased flooding.
4. In general, there is a split within the community about increasing the height of buildings in Town. For some community members, the heights listed on the Focus Area Maps are not tall enough to accommodate growth over the next thirty years and to provide opportunities to move away from a car centric community. Other community members are not ready to see their town become more like a small city. Still others are accepting of remaking their town into a small city, which includes six-story buildings, as long as transitions to adjacent uses and buildings are done well.
5. Community members expressed a desire to "stop development." While this desire is certainly understandable, there does seem to be a lack of understanding that the Town cannot prevent property owners from removing trees and building something on their property. The Town can establish reasonable development regulations, but simply stopping development is not a legal option. Also, the establishment of the Rural Buffer does put development pressure on Chapel Hill since Chapel Hill and Carrboro have to absorb whatever growth happens in this portion of Orange County, but this pressure is reasonable given that the Town has utilities and infrastructure.

Next Steps – Adoption Process

Following Council direction on September 9, 2020, the FLUM will be revised as directed.

The schedule for FLUM adoption is as follows:

2. Planning Commission update on September 15, 2020;
3. Town Council public hearing on October 7, 2020;
4. Planning Commission consideration of the FLUM on October 20, 2020; and,
5. Town Council consideration for adoption on October 28, 2020.

Staff acknowledges that this is a tight schedule. As a result, adoption may be pushed back slightly, but the FLUM is on track for adoption in the near term.

