

CDC Comments on Development and Building Types

General Policy Issues and Comments

- 1) Neither document is user friendly especially for smaller developers. For example both documents list “Per District or Per Articles 9&12 without reference to assist the reader.
- 2) Each Development and Building Type must have a discussion about context and how the particular Type being discussed needs to explain the neighborhood and adjacent buildings and how the proposed Type relates .
- 3) Each document needs language that encourages pedestrian activity and a human scale; a focus on Nodes that encourage people to gather and play and Inter-property connections which can decrease the reliance on cars.
- 4) There needs to be clear language for “As of Right” development that includes a wish list such as: Affordable Housing, Stormwater mitigation, Community Gathering Spaces and Restoration or Enhanced landscaping
- 5) A greater emphasis needs to be placed on 4-7 story residential buildings which are ubiquitous in Chapel Hill and strategies to reduce their visual impact .
- 6) A limit needs to be placed on the amount of materials and colors on any street facing façade.
- 7) Zoning Districts need to be cross referenced for the Building and Development Types . For example; on the Charts for each there could be a section which calls out the Zoning Districts where the Building Types are permitted.

- 8) In commercial districts, in order to have a cohesive framework, guidance should create Datum Lines based on the existing street design and architecture.
- 9) Urban Design and Landscape issues need to be articulated in each document. For example, (a) Tree density and canopy, on street planting areas; (b) appropriate design and screening for utility and solid waste disposal areas.