



BLUE HILL DESIGN GUIDELINES

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 | COMMISSION MEETING DATE | APPLICANT |
|-----------------------------------|-------------------------|---------------------|
| Blue Hill District (see Area Map) | March 27, 2018 | Town of Chapel Hill |

STAFF RECOMMENDATION
 That the Community Design Commission review and make a recommendation to the Town Council on adoption of the Blue Hill Design Guidelines

STAFF ANALYSIS
 The proposed action is for adoption of Design Guidelines and approval of associated changes to the Form-Based Regulations applicable to the Blue Hill District (LUMO 3.11).

PROCESS
 The Design Guidelines and associated Text Amendments (see separate agenda item) are before the commissions seeking a recommendation to Council. The dates of the advisory commissions are:

- 1) March 27 - Community Design
Charge: To assist the Council in guiding the Town's vision on aesthetics, character, and function to focus community growth through advice, advocacy and implementation of the Council's policies and review of proposed development in key areas of the community.
- 2) April 3 - Planning Commission
Charge: To assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.

A Council Public Hearing on the Design Guidelines is anticipated for April 18, 2018.

PROJECT OVERVIEW
 The purpose of the project is to establish a common understanding of design principles that can promote a walkable and 'green' character in the Blue Hill District. The Blue Hill Design Guidelines will serve as a tool for the Community Design Commission to use in determining the appropriateness of design proposals in the District.

The Town has engaged Winter & Company to develop and refine the attached [Blue Hill Design Guidelines, Final Draft](#).

The attached [Response to Board and Commission Comments](#) describes how the Final Draft has changed from the previous draft (released in November 2017). The attached [Commission Comments on Final Draft](#) lists both edits that will be made to the Design Guidelines before the public hearing, and items for further consideration.

- ATTACHMENTS**
1. Blue Hill Design Guidelines, Final Draft
 2. Response to Board and Commission Comments
 3. Commission Comments on Final Draft
 4. Notes from March 5, 2018 Joint Work Session

DECISION POINTS

- Adoption of Blue Hill Design Guidelines

