

Town Council

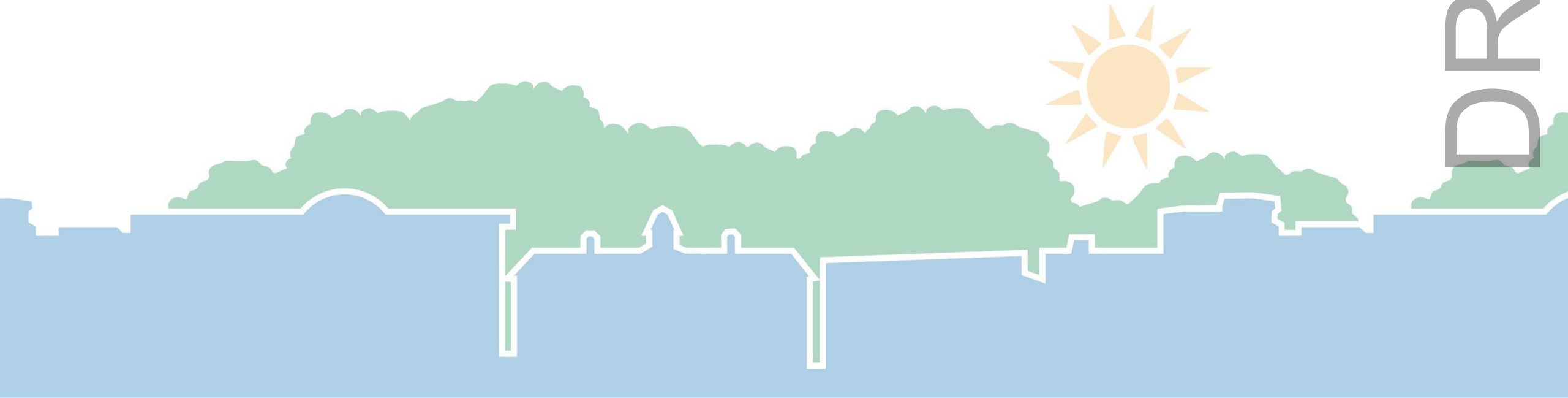
Changes to DRAFT

Focus Area Maps & Principles

January 8, 2020



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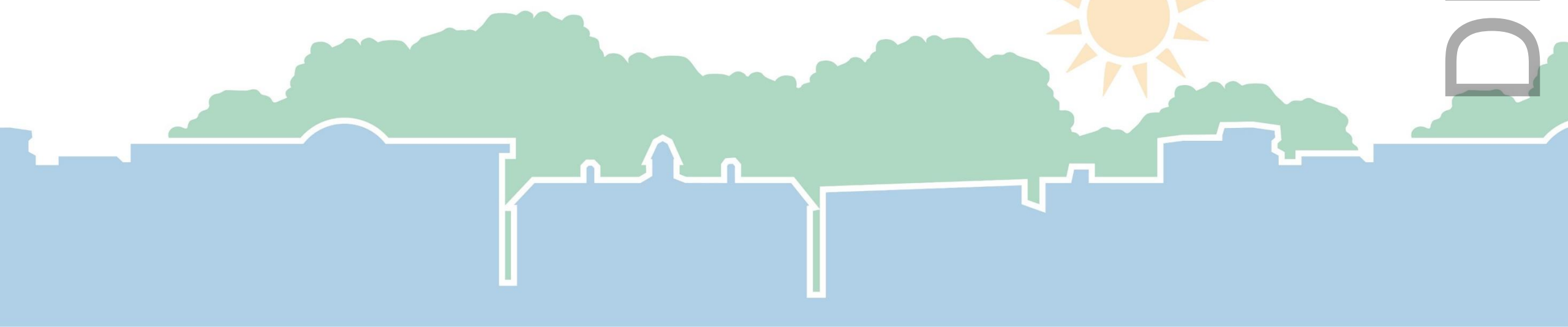


Recommendation:

That the Council adopt the attached resolution authorizing the Town Manager to make changes to the September 5, 2019 draft Focus Area Maps and Principles.



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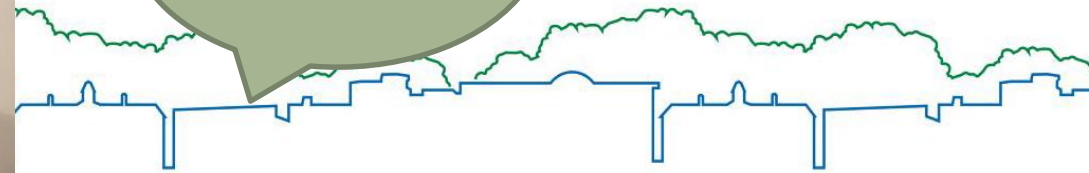
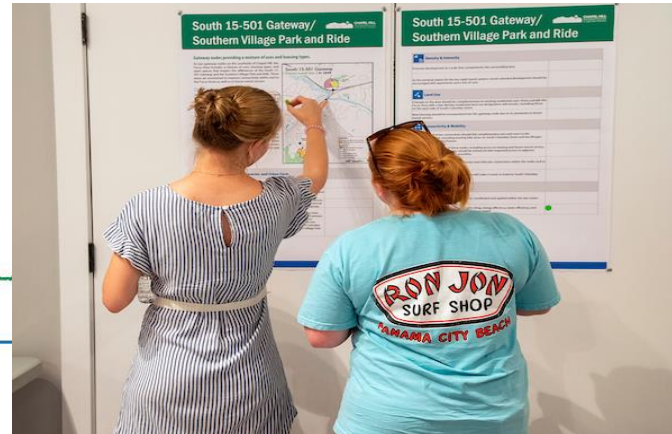
Areas of Agreement

- Great streetscapes
- Mature tree canopy
- Sensitive transitions
- Civic spaces, parks, and opportunities for personal connections
- Creation of a sense of place
- Equitable development
- Multi-modal connectivity
- Environmental sustainability and resiliency best practices

“Design such that people actually want to walk, bike from place to place”

“Please be mindful of the height transitions to the lesser-intensity neighborhoods.”

“Greenspace please”



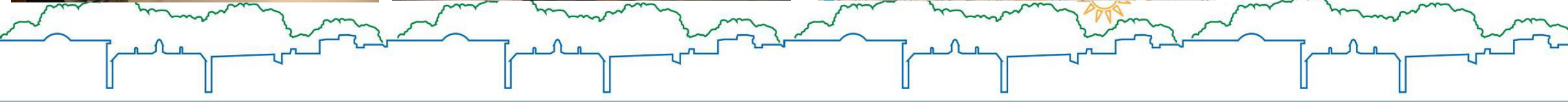
Areas of Ongoing Discussions – Development Considerations

- Downtown
- Maximum Heights

“I don't want Chapel Hill to be a...gated community so I'm happy to support compact, dense, mixed use...development”

“High rise, high density apt. are not a solution for a...liveable town...People prefer raising a family in ...neighborhoods,[like Southern Village].”

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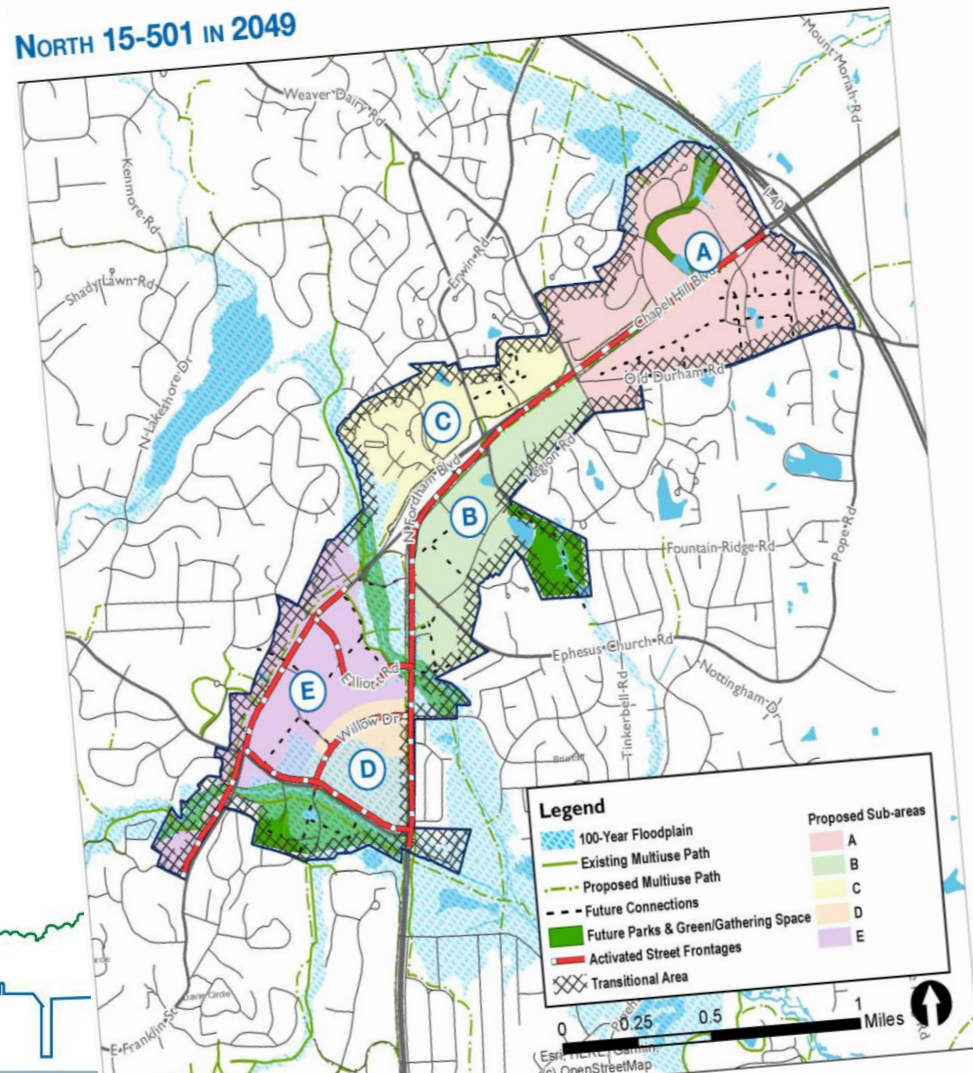


New Approach to Focus Area Maps



CHARTING OUR FUTURE
A Land Use Initiative

NORTH 15-501 IN 2049



Character Types and Height

● Primary ○ Secondary ⊖ 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	○	○	●	○	○
Institutional/Civic	○	○	○	○	○
Light Industrial	⊖	⊖	⊖	⊖	⊖
Typical Height	Typically up to 4 stories, with 6 stories allowed along activated street frontages and near transit stations	Up to 6 stories fronting 15-501, with 4 stories maximum in the transitional area	Up to 6 stories fronting 15-501, transitioning to 2-4 stories in the transitional area	Up to 4 stories along activated street frontages	Up to 4 stories allowed. Up to 6 stories allowed as a step-back along activated street frontages.

Definitions

Activated Street Frontages

Activated street frontages are frontages where there is an active visual engagement between those in the street and those on the ground floors of buildings or in civic spaces, with no parking between the street frontage and the building/civic space, and lively internal uses visible and accessible from the activated space.

In some cases, active frontages may mean that retail and services should be allowed on the first floor within residential character types. Active frontages may also be encouraged along future connections including multi-modal ones. When creating active frontages, it must be recognized that appropriate activation will differ by place and circumstance.

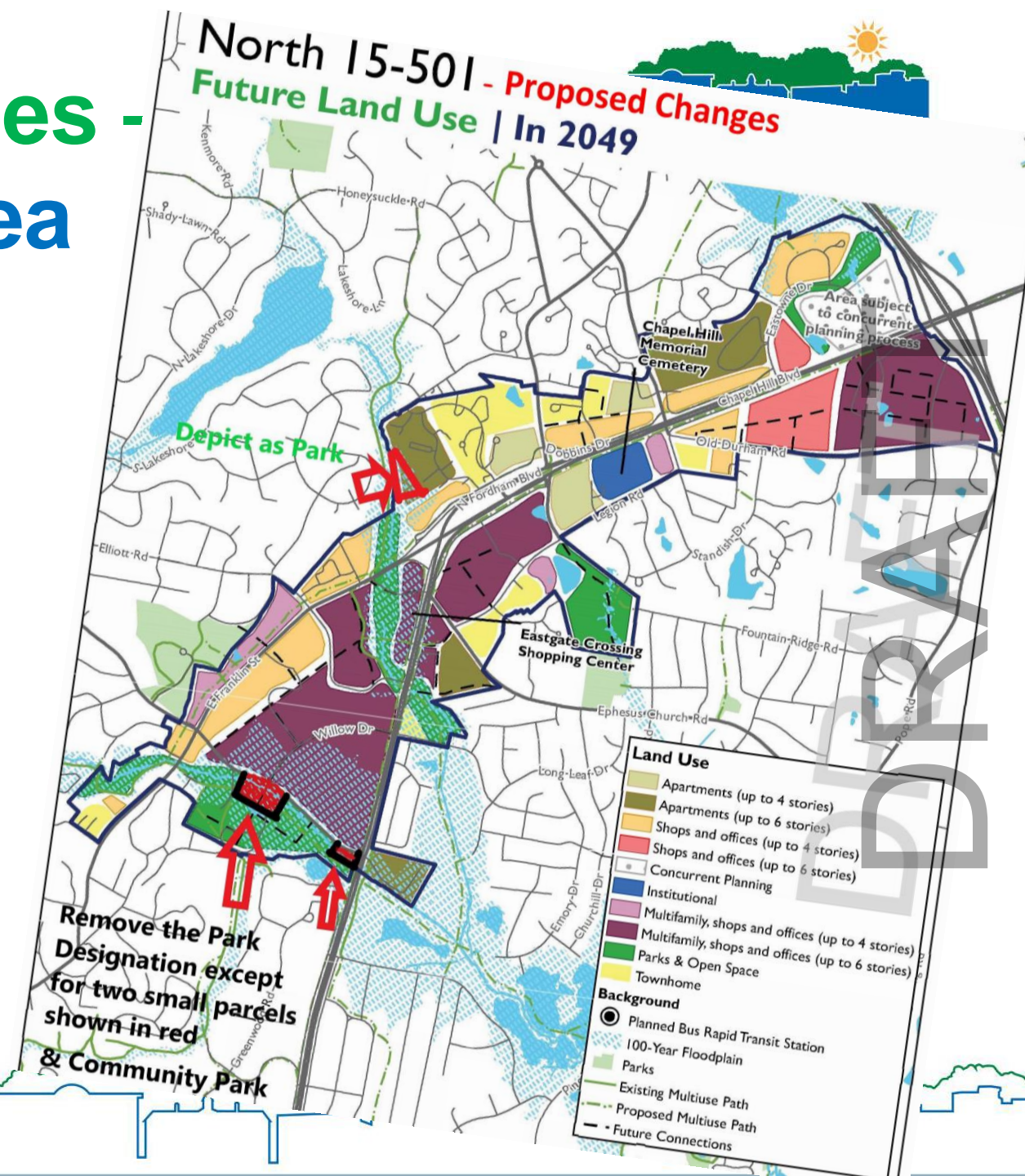
Transitional Area

This Focus Area strives for harmonious transitions between different types and intensities of land uses as well as built form in order to help mitigate undesirable impacts that a development might have on an adjacent site or use. The Transitional Area is intended to identify areas where lower-intensity uses or development patterns may be appropriate to create a buffer between higher-intensity development and single-family neighborhoods. For additional direction, see the Guiding Statements.

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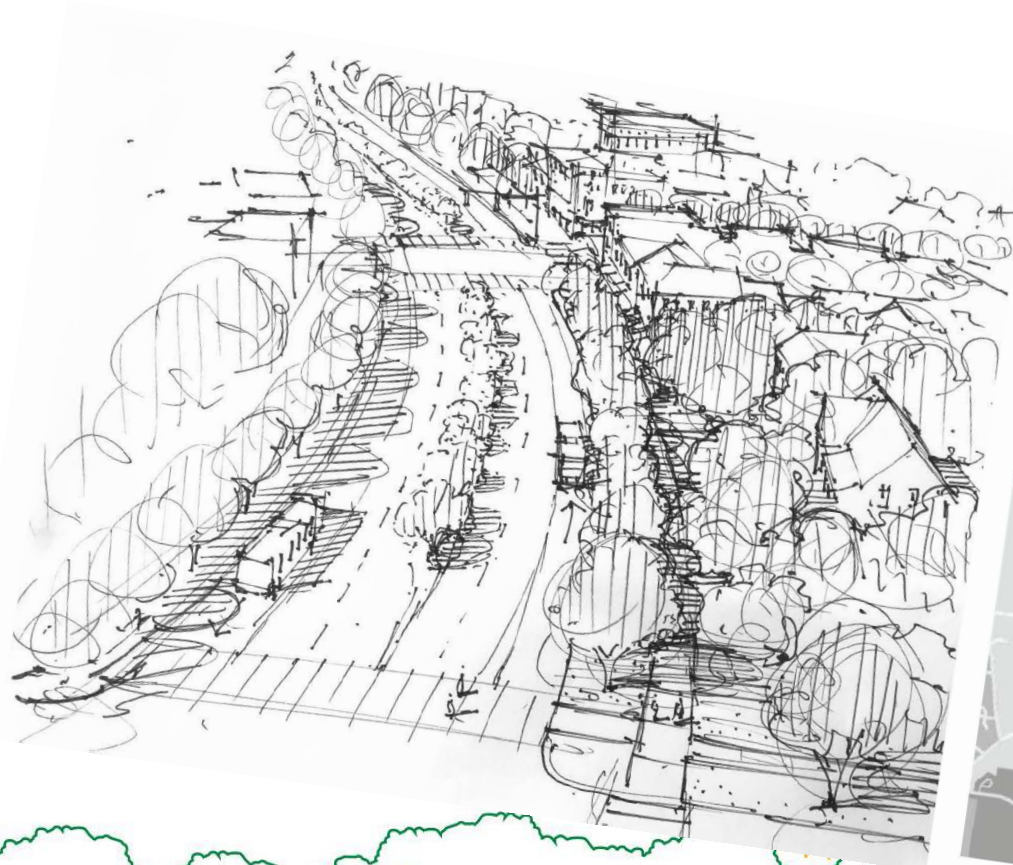
Proposed Major Changes - North 15-501 Focus Area

- Remove the Parks designation on the south side of Estes Drive except for Town owned parcels
- Depict the area on the west side of Summerfield Crossing as Parks;
- Label American Legion Property as “Area subject to concurrent planning process”
- Remove the S. Estes Dr. Public Housing Community from the Focus Area & retain Medium Density Residential Land Use Category

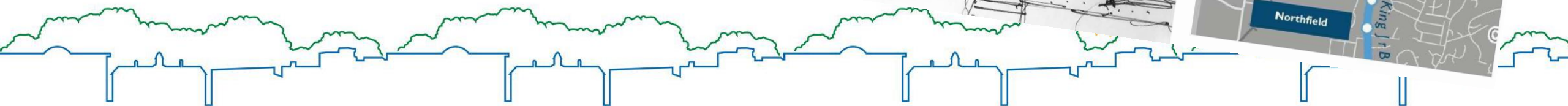


Proposed Major Changes – North & South MLK

- At larger BRT Stations, move buildings closer to the street to create highly functional, walkable destinations for both transit riders & adjacent neighborhoods
- Between these BRT stations, push buildings back with significant front yard landscaping



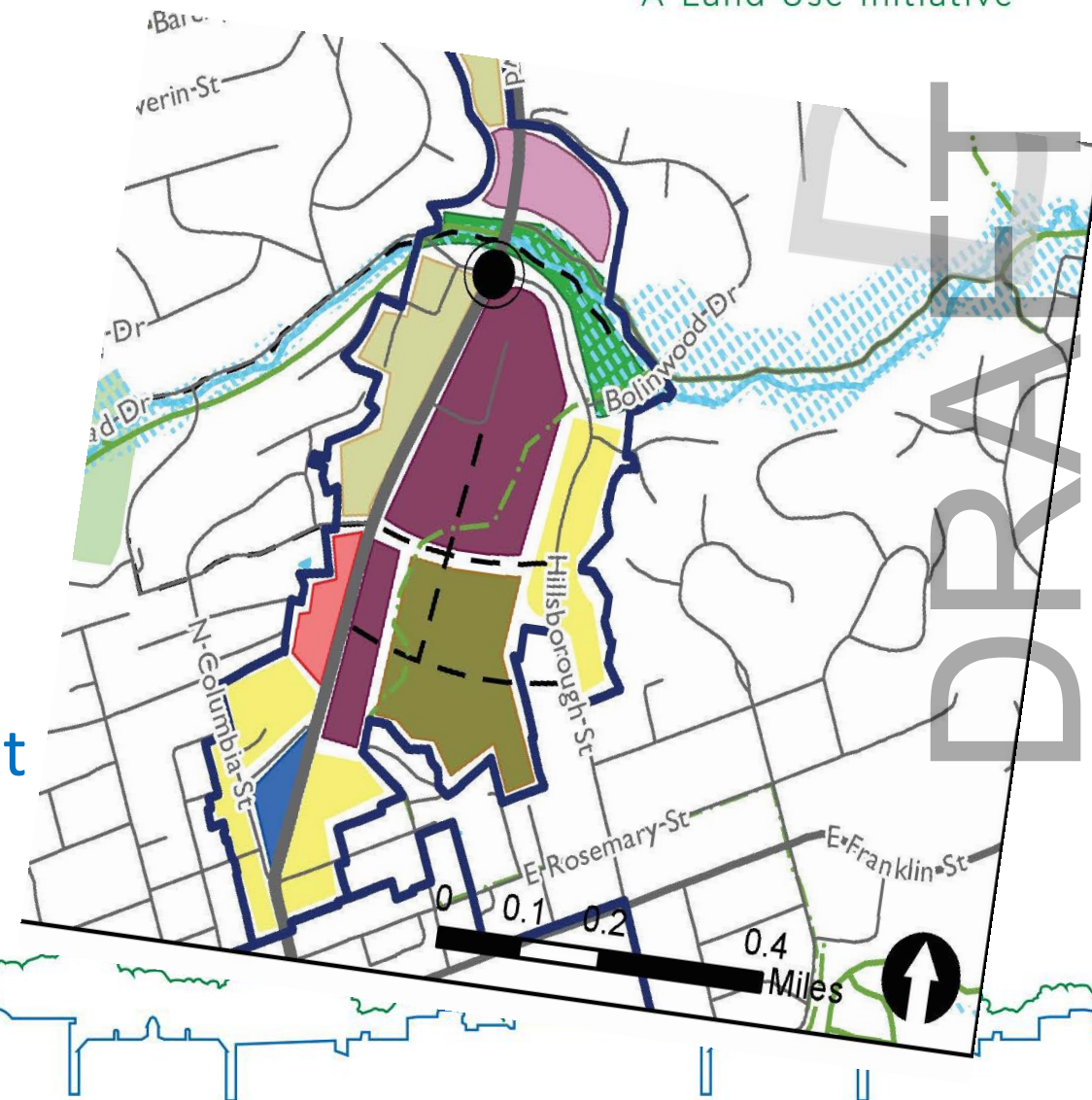
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Proposed Major Changes – South MLK

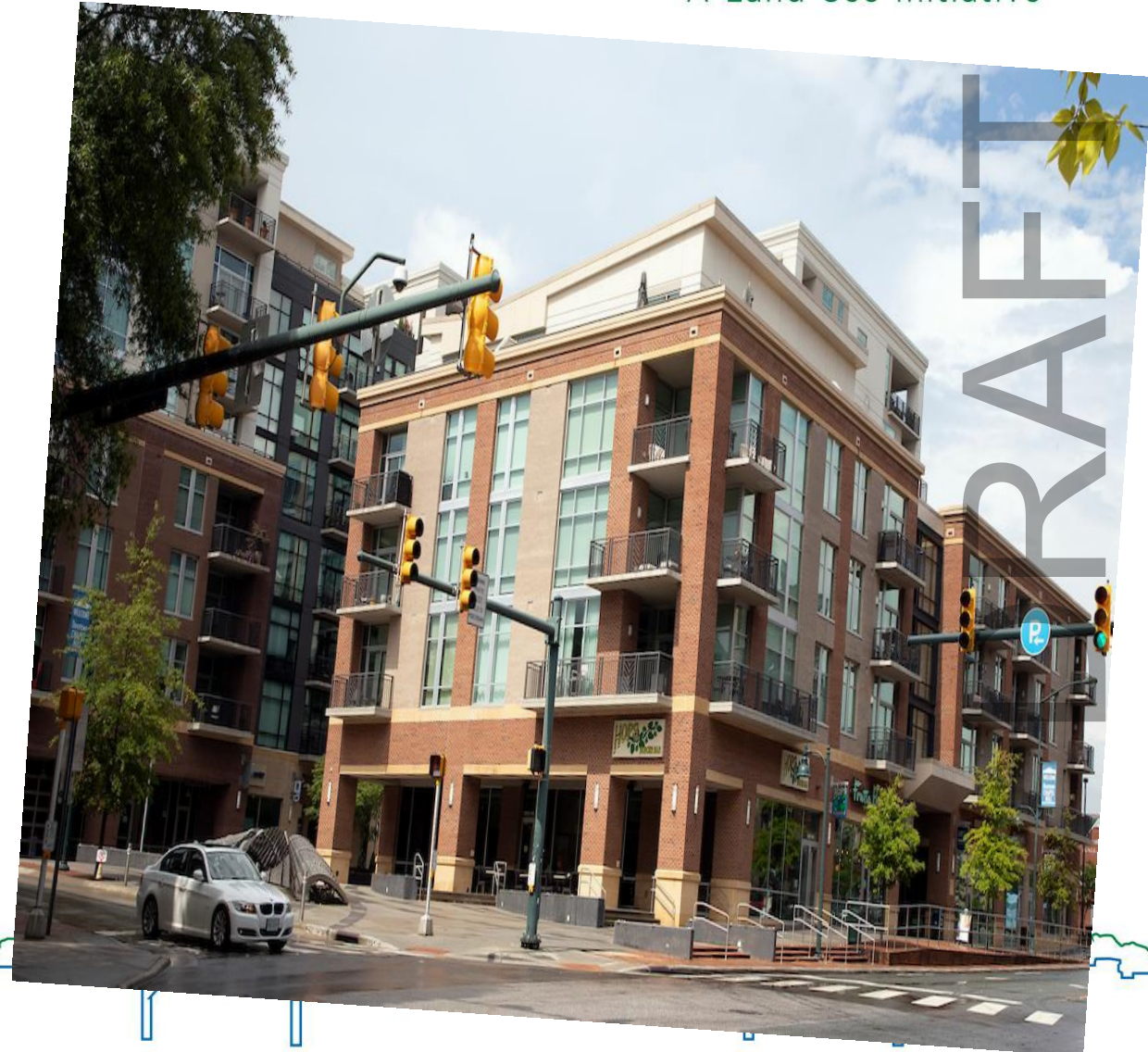
Extend Downtown to Hillsborough Street:

- Depict land uses that reinforce the goal to extend Downtown to Hillsborough Street
- From Rosemary to Hillsborough Street, permit core building heights up to eight stories with four stories at the front setback line



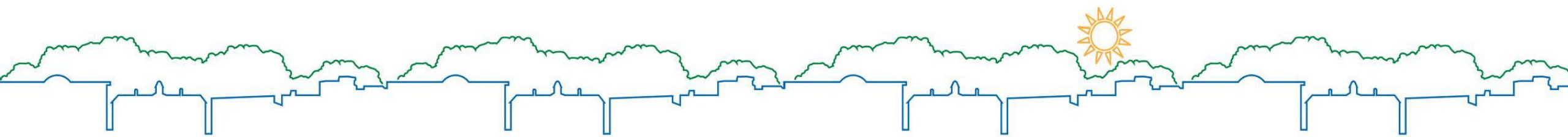
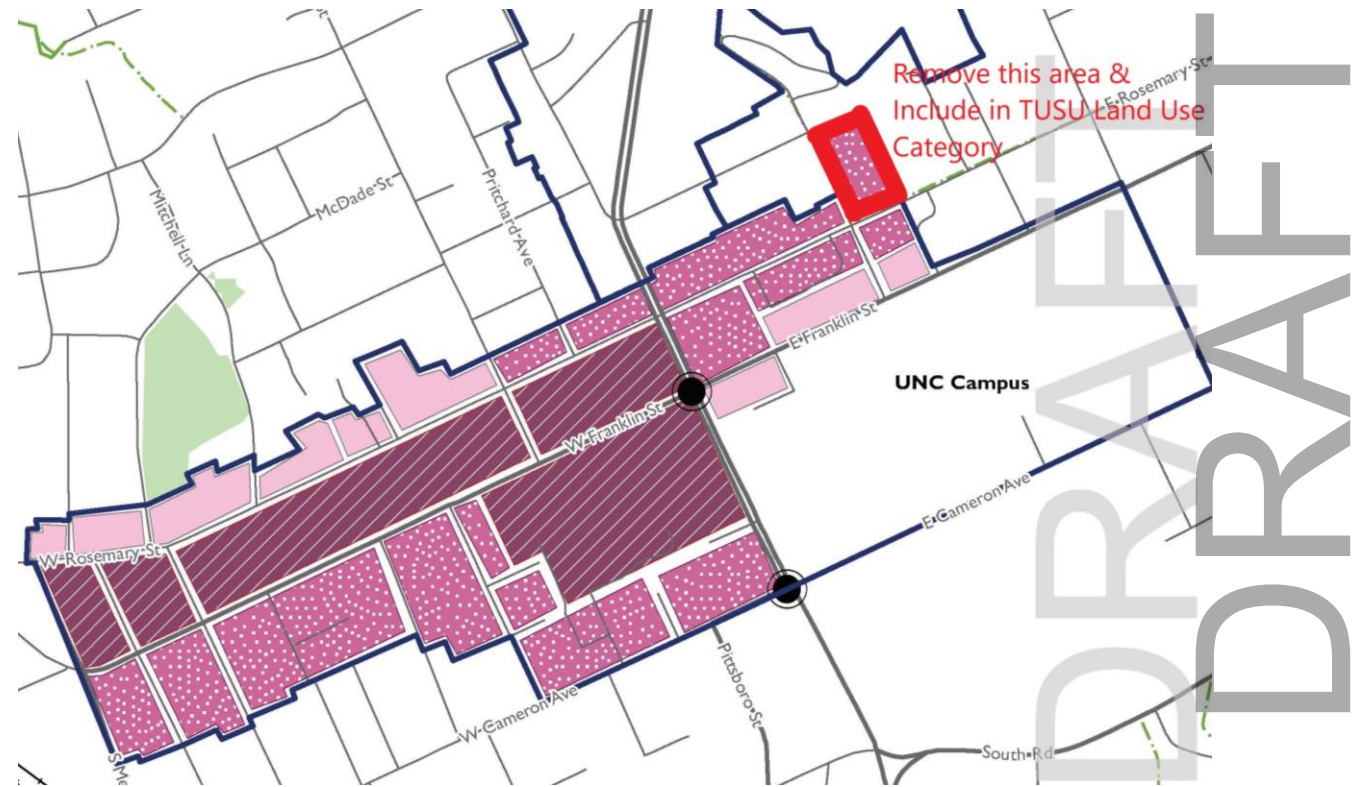
Proposed Major Changes – Downtown

- The north side W. Rosemary limited to four stories with no permitted core height
- Core heights limited to eight stories
- Along W. Franklin, limit height at the front setback line to three stories



Proposed Major Changes – Downtown

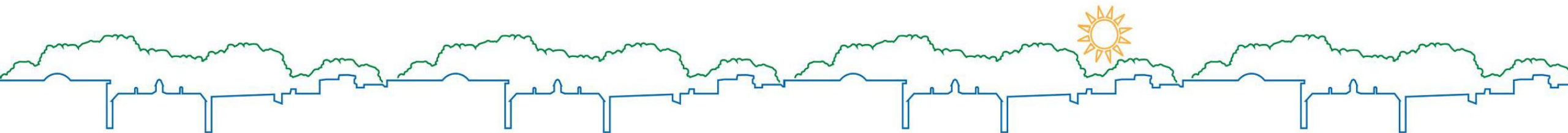
Remove the parcels on the north side of E. Rosemary, east of Spring Lane from the Focus Area & include the area in the new Traditional University Supportive Uses Land Use Category



Next Steps

- Remaining Future Land Use Map (FLUM) components:
 - ❖ Precedent images of Character Types;
 - ❖ Revised Map Book; and,
 - ❖ Revised Guiding Statements
- Revised Focus Area Maps & Principles in early February

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Recommendation:

That the Council adopt the attached resolution authorizing the Town Manager to make changes to the September 5, 2019 draft Focus Area Maps and Principles.



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