

11-20-2019 Town Council Meeting

Responses to Council Questions

ITEM #9: Charting Our Future - Reconsider Petition from Residents of Glenn Heights

Council Question:

What has the response been from residents of the Glenn Heights/Windsor Circle neighborhood to each of the proposed resolutions?

Staff Response:

Staff have only spoken with one resident, who has been the spokesperson for the neighborhood.

His reactions to the resolutions are as follows:

- **Resolution A** - *Assign the Traditional Neighborhood Residential Character Type to the Glenn Heights Neighborhood*

When we spoke, he was trying to understand this Character Type and seemed conceptually open to the idea, but still concerned about introducing something other than single-family detached dwellings into the neighborhood.

- **Resolution B** - *Remove Glenn Heights from the S. MLK Jr. Blvd. Focus Area*

He stated that the neighborhood would still prefer this outcome.

- **Resolution C** - *Assign the Small Lot Single Family Character Type to the Glenn Heights Neighborhood*

The neighborhood does not wish to disrupt the existing pattern of development by decreasing lot size.

- **Resolution D** - *Rename the Townhouse etc. Character Type & revise to include low density single family homes*

The neighborhood does not favor this revised Character Type because townhouses would still be a possibility.

11-20-2019 Town Council Meeting Responses to Council Questions #2

ITEM #9: Charting Our Future - Reconsider Petition from Residents of Glenn Heights

Council Question:

Please remind me what percentage of Chapel Hill is zoned residential? Zoned single family?

Staff Response:

The approximate percentage of Chapel Hill's zoning jurisdiction (includes ETJ):

- *Zoned residential (all R districts) is 79.9%.**
- *Zoned single-family (R-1, R-1A, R-LD1, R-LD5) is 46.9%.*

**Please note that there are likely more residentially designated areas in some mixed use districts and in areas covered by Development Agreements.*

Council Question:

Is Glenn Heights the only existing single-family zoned neighborhood included in the future focus areas? If not, what are the others?

Staff Response:

Yes, Glenn Heights is the only existing single-family zoned neighborhood included on the draft Focus Area Maps (dated September 5, 2019).

In Chapel Hill 2020, Little Ridgefield was included in the North 15-501 Future Focus Area, but since it has a Neighborhood Conservation District, no land use changes are depicted on the draft Focus Area Map for North 15-501.

Council Question:

Would traditional and small lot single family be new character types that we would be adding to the FLUM? If so, where else might they apply aside from Glenn Heights?

Staff Response:

Yes, the Traditional and the Small Lot Single Family would be new Character Types added to the FLUM. As currently drafted, the Townhouse etc. Character Type includes small lot single family.

Within the Focus Areas, it is likely that these new Character Types would not be applied to any other areas. However, if Council decides to create either or both of these new Character Types, they could be utilized for other neighborhoods at some point in the future.

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Responses to Council Questions #2

Council Question:

If we were to rename/redefine the Townhouse character type to include low density single family, what would the implications be for other areas of the FLUM that are currently assigned the Townhouse type - are those areas where single-family would make sense?

Staff Response:

If the Townhouse etc. Character Type is renamed and redefined, the Character Type would be broadened to be an all-inclusive residential Character Type. Having a broadly defined Character Type gives less direction to the community about what is the appropriate land use in areas where it is applied.