

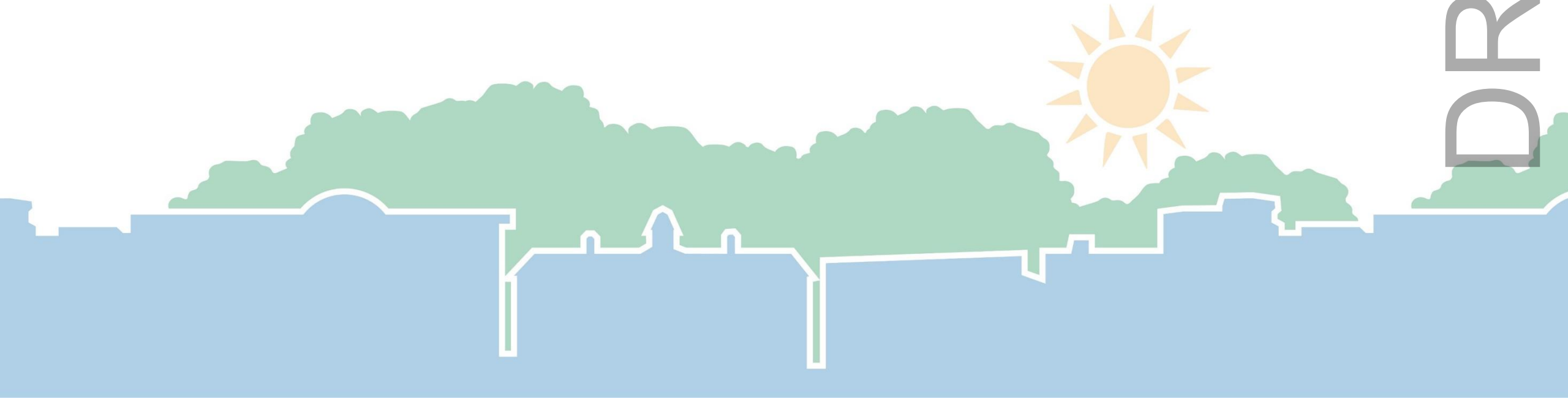
Town Council

Feedback on Draft Focus Area Maps

March 4, 2020



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Staff Recommendation:

That the Council provide
feedback on the Draft Focus Area
Maps



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Components of the Future Land Use Map

- Explanation of the Future Land Use Map & Its Components
- Guiding Statements
- Map Book
 - Resiliency Assessment Maps (Flooding & Extreme Heat)
 - Long Term Network Facilities Map (Chapel Hill Mobility & Connectivity Plan)
 - Overall Future Land Use Map
- Individual Focus Area Maps with Focus Area Principles

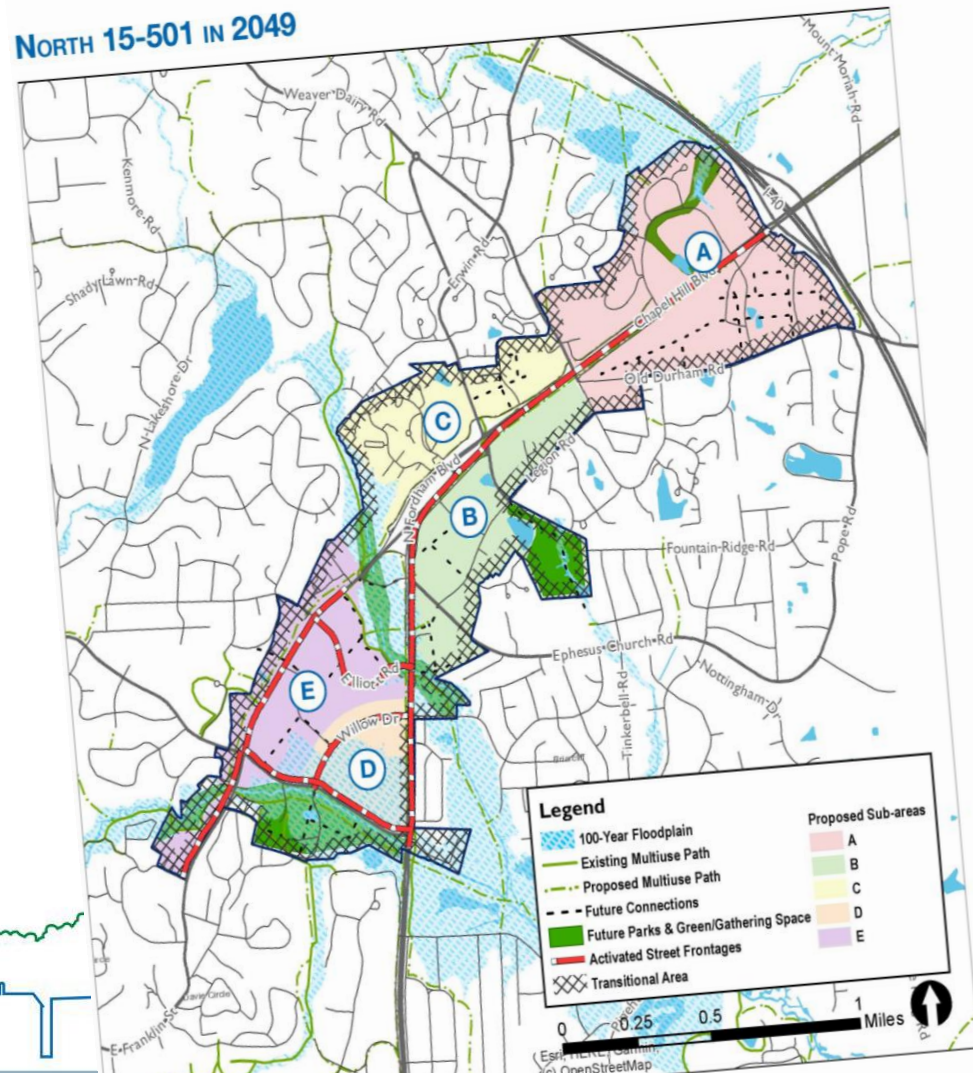
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New Approach to Focus Area Maps



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.

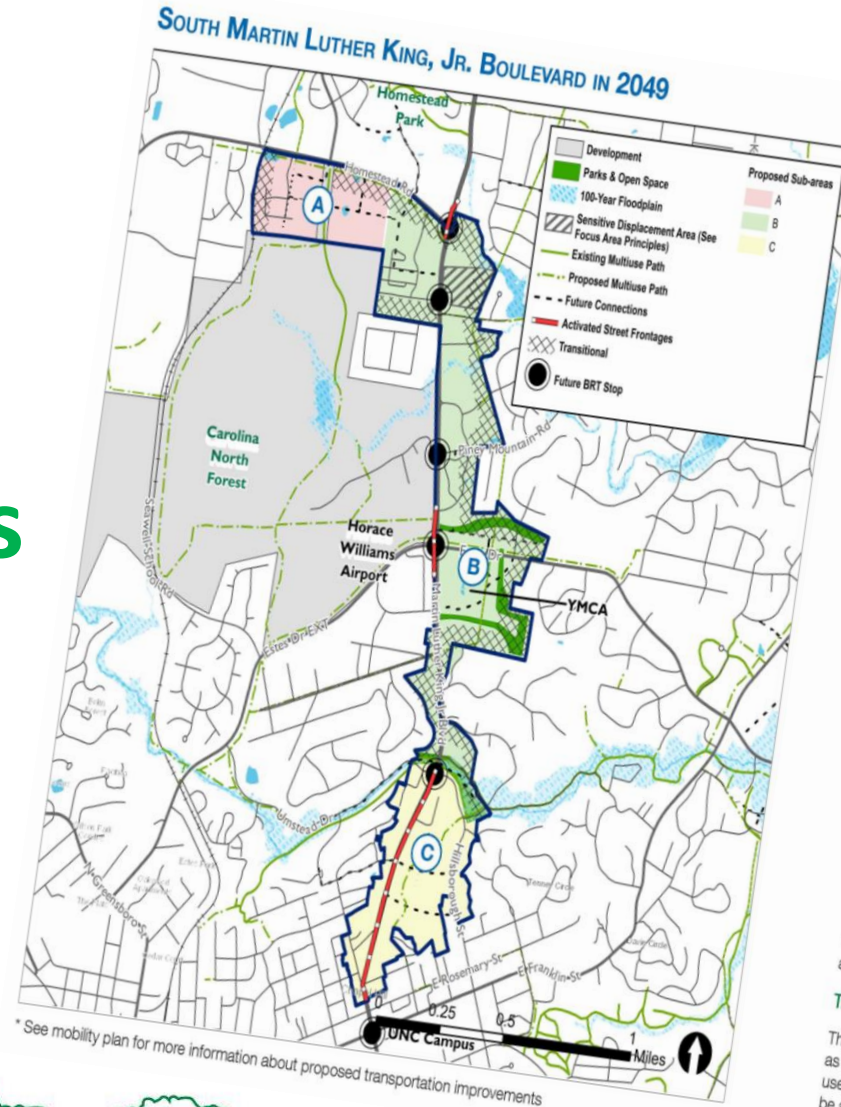
Transitional Area

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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Features of Revised Focus Area Maps

- Sub-Areas
- Character Types
- Heights



Character Types and Height

	Sub-Area A	Sub-Area B	Sub-Area C
Primary (encouraged land uses)	●	●	●
Secondary (allowed, but not encouraged)	○	○	○
Discouraged	⊖	⊖	⊖
Multifamily, Shops & Offices	○	●	●
Multifamily Residential	●	●	●
Commercial/Office	○	●	●
Parks and Green/Gathering Spaces	●	○	○
Townhouses & Residences	●	●	○
Institutional/Civic	●	○	○
Light Industrial	⊖	○	○
Typical Height	Up to 4 stories.	Up to 6 stories along activated street frontages and near planned BRT stations. Up to 4 stories elsewhere and 2-4 in the transitional area.	Up to 8 stories fronting MLK Boulevard, with a front setback of up to 4 stories. Up to 4 elsewhere.

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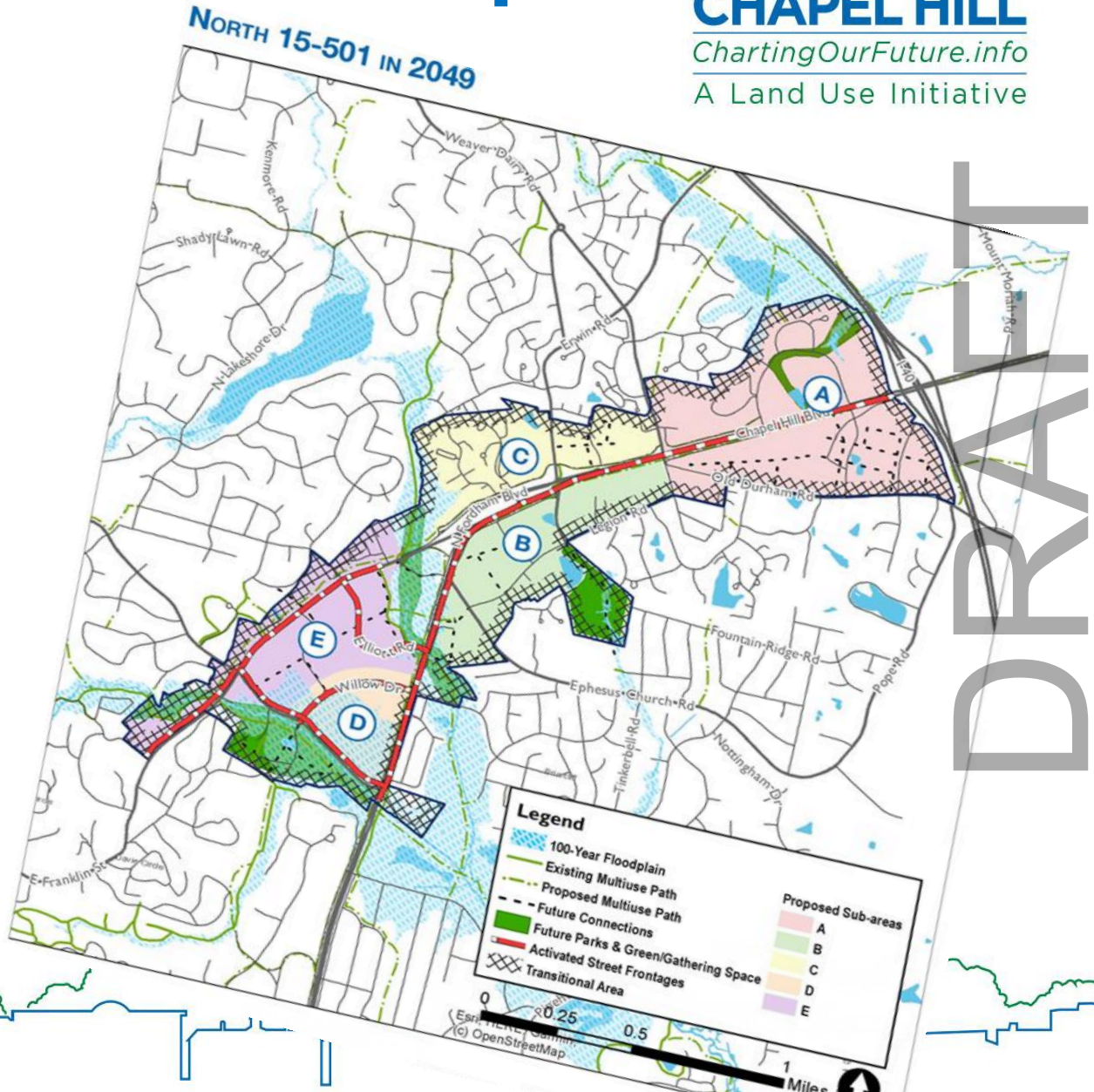
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Features of Revised Focus Area Maps

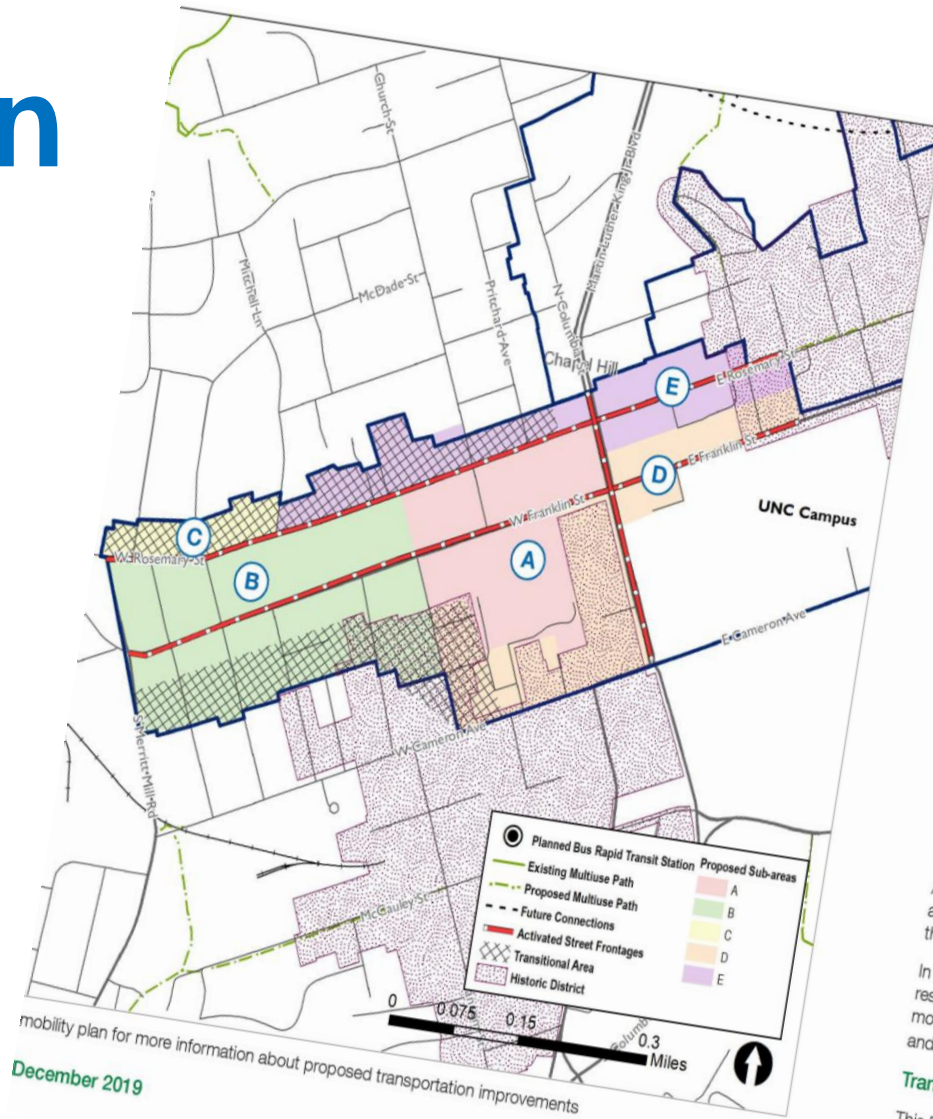


- Transition Area
- Activated Street Frontages



Downtown

- Sub-Areas
- Building Height
- Creation of the Public Realm



● Primary (encouraged land uses) ○ Secondary (allowed, but not encouraged) ⊖ 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: (Adjacent to lower scale residential uses, step backs or other transitional methods are necessary to ensure harmonious transitions.)	Setback height of up to 3 stories along West Franklin, with a core height of up to 8 stories allowed. Setback height of up to 6 stories allowed elsewhere.	Setback height of up to 3 stories along West Franklin, with a core height of up to 6 stories allowed. Setback height of up to 4 stories allowed elsewhere.	No more than 4 stories in the transitional area.	Core height of up to 8 stories along activated street frontages, with a setback height of 4 stories	Up to 4 stories allowed

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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 multimodal ones. When creating active frontages, it must be recognized that appropriate activation will differ by place and circumstance.

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Next Steps

- ❖ Council Consideration of Complete Future Land Use Map
- ❖ Adoption Process
 - Public Meeting
 - Attendance at Boards & Commissions Meetings
- ❖ Adoption at the end of June 2020



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