

Charting Our Future is a two-phased process designed to chart the next course for the Town of Chapel Hill. The first phase refines the Future Land Use Map (FLUM) by focusing on the Town's key gateways, corridors, and activity nodes. The future land use designation for most of the Town, including much of the Town's single-family neighborhoods, remains unchanged. The second phase will rewrite the Town's Land Use Management Ordinance (LUMO) with the overall goal of making the town's land use tools and processes more predictable, functional, and intentional.

The Future Land Use Map is a vision for the Town's future and may not be enabled in the near term through zoning. Refining the Future Land Use Map gives the Town the opportunity to knit together previous planning efforts, examine gateways into Town, and provide cohesion between existing areas of development along major corridors. The goal of this refinement effort is to create a map that gives direction as land use decisions are considered and reflects a set of Guiding Statements that provides broader direction for the future of Chapel Hill as a whole.

Explanation of the Future Land Use Map & Its Components

Future Land Use Map Considerations

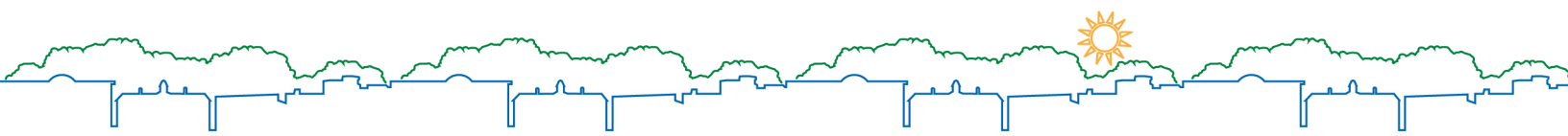
The Town's FLUM is a tool to direct future growth, implement the community vision, and identify areas to be preserved and areas of opportunity. The following considerations highlight the Chapel Hill FLUM.

Relationship to the Comprehensive Plan

Chapel Hill 2020 is the community's comprehensive plan that sets a vision and a path for Chapel Hill's future. On June 25, 2012, the Town Council unanimously adopted the *Chapel Hill 2020* comprehensive plan. The *Chapel Hill 2020* comprehensive plan reflects the values, aspirations, and ideas of the community. The participants in the *Chapel Hill 2020* process envisioned a town that is accessible, affordable, and sustainable; asserted the importance of protecting the community's natural resources; and emphasized the importance of a vibrant downtown and active neighborhoods. Typically, FLUMs are components of comprehensive plans, and *Chapel Hill 2020* includes a Land Use Plan. This refined FLUM replaces the Land Use Plan and will help to implement the vision of *Chapel Hill 2020*.

Relationship to the Land Use Management Ordinance and Zoning Map

The Future Land Use Map depicts a snapshot, thirty years into the future, of the Town's preferred future mix of land uses. In other words, the Future Land Use Map will guide the Town as to where shopping, houses, apartments, townhomes, offices, and parks should be located to the year 2049. The zoning map is a regulatory map showing what the Town has already decided to allow today. The zoning map implements the Land Use Management Ordinance, which is the Town's "rule book" for development. The FLUM and the Zoning Map are like a leader and a follower. The FLUM is the leading map that recommends and advises, while the zoning map is the follower map that authorizes and entitles.



Future Land Use Map Components

Guiding Statements

The Guiding Statements provide broad direction for the future of Chapel Hill as a whole and provide guidance for both the refinement of the Future Land Use Map as well as the Land Use Management Ordinance Rewrite.

Map Book

The FLUM is organized into two interconnected components:

1. An overall map that includes Land Use Categories for most areas of Town; and,
2. Individual maps for designated Focus Areas with accompanying Focus Area Principles. (Please see below for more information on the Land Use Categories, Focus Areas, and Focus Area Principles.)

The FLUM is supported by a series of maps that reflect some of the Town’s concerns that may influence land use decisions and regulations in the LUMO. The Town Council adopted some of these maps as components of other long range planning efforts. Others were created as part of the FLUM refinement effort to provide additional insight and guidance as land use decisions are considered and as the LUMO is rewritten. Maps included as part of the Book are as follows:

- Resiliency Assessments Maps for Extreme Heat and Flooding
- Existing Habitat & Potential Connections Map
- Long Term Network Facilities Map (Chapel Hill Mobility & Connectivity Plan adopted 2017)

Additional maps may be included as work progresses.

Land Use Categories

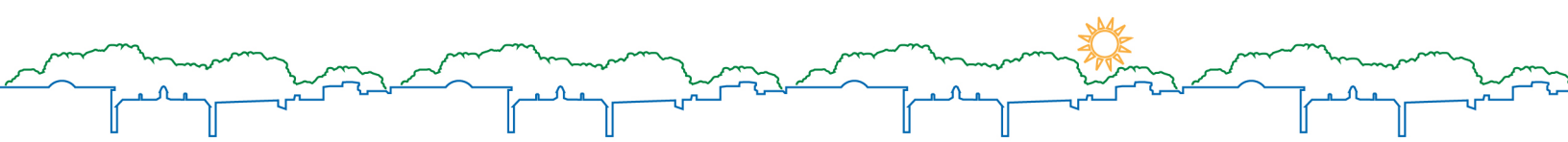
For most areas of Town, the FLUM reflects a broad range of land uses, including residential; commercial; mixed use; industrial; and open space. These uses are depicted as a set of Land Use Categories. The Land Use Categories are adapted from the *Chapel Hill 2020* Land Use Plan, and for the most part, only indicate the desired use for particular parcels. These Land Use Categories are as follows:

Land Use Categories		
Residential	Non-Residential	Mixed-Use
Rural Residential, 1 unit/5 acres	Commercial	Mixed Use,
Rural Residential, 1 unit/acre	Institutional	Office/Commercial Emphasis
Low Residential, 1 unit/acre	Office	Mixed Use, Office Emphasis
Low Residential, 1 to 4 units/acre	University	Town/Village Center
Medium Residential, 4 to 8 units/acre	Parks/Open Space	
High Residential, 8 to 15 units/acre	Land Fill Activities	

These are the existing categories on the Land Use Plan from *Chapel Hill 2020*. Some changes may be necessary as work progresses on the FLUM.

Focus Areas

The Focus Areas reflect six areas of opportunity selected based on areas identified in *Chapel Hill 2020*. These areas needed more detailed recommendations and guidance in order to properly plan for the year 2049. Since the Focus



Areas represent the portions of Chapel Hill most likely to change in the future due to vacant land; underdeveloped sites; and their locations along transportation and transit corridors, each Focus Area is mapped separately and includes a vision for the area, a summary of the predominant uses (described as Character Types), a description of the desired form of development, and a set of Focus Area Principles tailored to the unique circumstances of the area. To give additional guidance about the desired character of each Focus Area, images are provided to reflect preferred design concepts. The Focus Areas are:

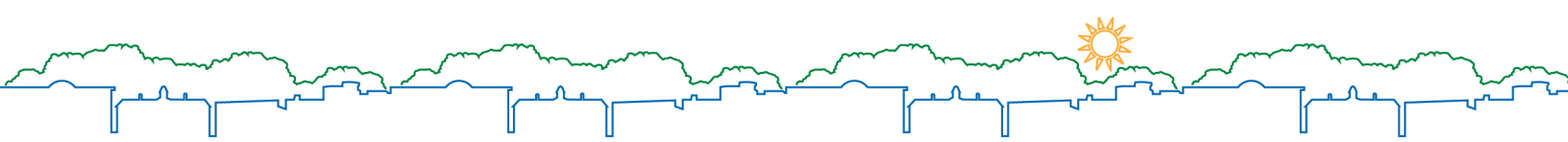
- North Martin Luther King Jr Boulevard
- South Martin Luther King Jr Boulevard
- North 15-501 Corridor
- Downtown
- NC 54 Corridor
- South 15-501 Gateway / Southern Village Park & Ride

Character Types

For the Focus Areas only, the FLUM makes use of “character types” that broadly describe the shape, character, intensity, and form of future development intended for each Focus Area. The character types do not apply in locations outside of these Focus Areas. The Land Use Categories, discussed above, delineate the future land uses for the other areas of Town.

These Character Types may change as work progresses on the FLUM.

Character Types			
Focus Areas	Residential	Non-Residential	Mixed-Use
North Martin Luther King Jr Boulevard	Apartments (up to 6 stories)	Shops and Offices (up to 4 stories)	Multifamily, Shops, and Offices (up to 4 stories)
South Martin Luther King Jr Boulevard	Apartments (up to 4 stories)	Shops and Offices (up to 6 stories)	Multifamily, Shops, and Offices (up to 6 stories)
North 15-501 Corridor	Townhomes	Light Industrial	
NC 54 Corridor		Parks & Open Space	
South 15-501 Gateway / Southern Village Park & Ride		Institutional	
Downtown		Light Industrial	Multifamily, shops and offices (4 story setback / 6 story core) Multifamily, shops and offices (4 story setback / 8 story core) Multifamily, shops and offices (4 story setback / 10 story core)



Future Land Use Map Interpretation

The Future Land Use Map, including both the overall map and the individual maps for each Focus Area, the Land Use Categories, and the Character Types were developed to provide guidance for specific areas throughout the Town. Special care was taken to ensure that the FLUM is generally accurate in interpreting the vision for the Town. However, the Future Land Use Map is not intended to provide site level guidance with precision. For sites located on the boundaries between Land Use Categories or Character Types on the Future Land Use Map, the mapped edges of a Land Use Category or a Character Type are not intended to be interpreted as a rigid boundary but should be interpreted in light of *Chapel Hill 2020*, Town policies relevant to the site, and the particular site circumstances.

Map Amendments

The Future Land Use Map was constructed to provide flexibility and to reduce the need for FLUM amendments. However, there may be instances in the future that will require amendments to the FLUM. Such FLUM amendments should take place only in situations when the proposed amendment is:

1. Consistent with the goals and policies in the comprehensive plan; and,
2. Addresses significantly changed conditions since the Future Land Use Map was adopted and/or amended.

