



**FUTURE LAND USE MAP AMENDMENT
HUSE STREET**

This report analyzes a proposed amendment to the Future Land Use Map (FLUM). The requested amendment would change the anticipated types and intensities of land uses on the subject properties and is independent of a site-specific entitlement.

<p>PROPERTY ADDRESSES 99, 101, 103, 106, 113 Huse Street</p>	<p>APPLICANT Thomas & Hutton</p>
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PROPOSED FLUM AMENDMENT

CURRENT FLUM DESIGNATION: Low Residential, 1-4 units/acre

PROPOSED FLUM DESIGNATION: North 15-501 Corridor Focus Area, Sub-Area A

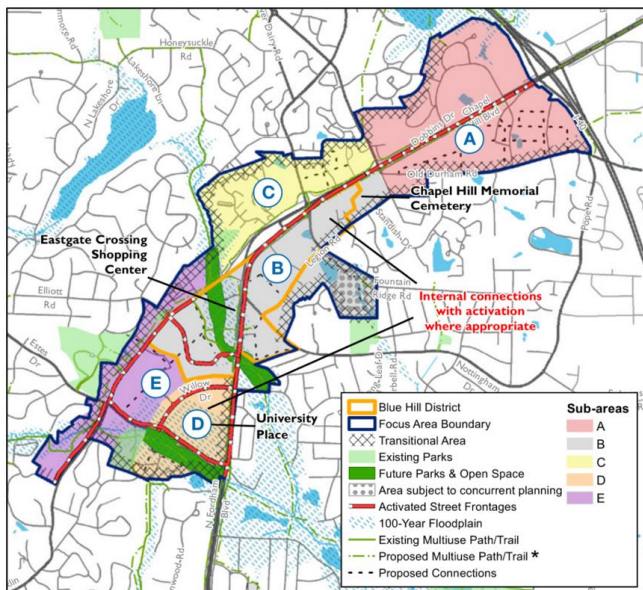
The proposed FLUM amendment would extend the boundaries of Sub-Area A to include the six parcels that comprise the Huse Street site of the Chapel Hill Crossing project. The amendment would also shift the boundaries of the Focus Area’s transition area to the western and southern edges of the expansion.

As a result of the proposed amendment, the FLUM would support uses on the Huse Street properties consistent with Sub-Area A, including:

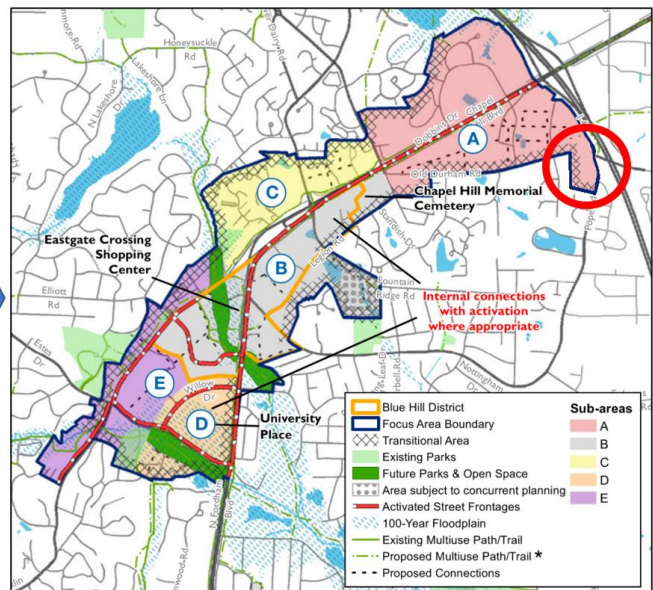
1. Multifamily, shops, and offices
2. Multifamily residential
3. Commercial/office
4. Parks and green/gathering spaces
5. Townhouse and residences
6. Institutional/University/Civic

The proposed amendment would also call for typical building heights of 4-6 stories, with maximum building heights of up to 4 stories in the transitional areas.

Current Focus Area Boundaries



Proposed Focus Area Boundaries



FLUM AMENDMENT ANALYSIS: HUSE STREET

SUMMARY OF ANALYSIS:

Supporting Factors

- The FLUM's Focus Areas are intended to reflect "areas of opportunity and represent portions of Chapel Hill most likely to change in the future due to the existence of vacant land; underdeveloped sites; and their locations along transportation and transit corridors."
- The proposed land use category (North 15-501 Corridor Focus Area, Sub-Area A) may be considered an appropriate transition to categories of surrounding properties, which are all designated for Low Residential uses. Currently, several other portions of the North 15-501 Corridor Focus Area directly abut properties/neighborhoods that are designated for Low Residential use.
- The site's proximity to Interstate 40, US 15-501, significant commercial activity in Durham County, and anticipated new development in Chapel Hill supports the addition of greater density in this area.
- Chapel Hill Transit intends to expand service to the area. The transit routes that currently serve Old Chapel Hill Road do not cross I-40. The expanded service will include stops at Patterson Place, furthering bolstering connections between the Huse Street properties and commercial activity in Durham County.
- The proposed FLUM designation supports a wide range of housing types that can help to meet the Town's needs for affordable housing as well as missing middle housing.
- The FLUM generally calls for ensuring that building size/massing and streetscapes are similar on both sides of a street. Maintaining the current Low Residential designation for the Huse Street properties has the potential to create a mismatch in streetscapes between the north and south sides of Old Chapel Hill Road.
- Traffic studies indicate that roadways near the Huse Street properties have the capacity to accommodate additional density in the area.
- The existing condition of the Huse Street properties is similar to that of properties currently included in Sub-Area A of the North 15-501 Corridor Focus Area.

Other Considerations

- Residents of adjacent neighborhoods have voiced several concerns regarding the proposed FLUM amendment. Common concerns include:
 - Additional density (and an accompanying increase in impervious surface) will harm lower-lying properties and threaten the integrity of the Clark Lake Dam.
 - Old Chapel Hill Road and Pope Road cannot accommodate the additional traffic associated with greater density on the Huse Street Properties.
 - The Huse Street properties currently offer naturally occurring affordable housing that would potentially be lost if the properties are slated for more dense development.
 - Additional density on the Huse Street properties should only be allowed after full (or substantial) buildout of the properties north of Old Chapel Hill Road.

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PROCESS:

Although the proposed FLUM amendment concerns specific properties, it is not a rezoning. The FLUM offers policy guidance for future land uses and intensity of activity that fit with the Town's overall vision. A separate Zoning Atlas Amendment (rezoning) may concurrently apply a set of development regulations to the property that is appropriate under its FLUM designation.

If a property owner proposes a FLUM amendment and rezoning which are mutually supportive, they may be reviewed concurrently and considered at the same Legislative Hearing. In this case, the proposed FLUM amendment would support an associated Zoning Atlas Amendment application to rezone the subject properties to Mixed-Use Village – Conditional Zoning District (MU-V-CZD).

STANDARD OF REVIEW:

When considering a request for a FLUM amendment, Council's decision should be based on the four factors identified in LUMO Section 4.2(c):

1. The proposed amendment is consistent with the goals and policies in the comprehensive plan;
2. The proposed amendment addresses significantly changed conditions since the last time the land use plan was adopted and/or amended with significantly changed conditions being defined as demonstrating evidence of change such as unanticipated consequences of an adopted policy, and/or changed conditions on the subject property or its surrounding area;
3. The subject property is suitable for development in general conformance with adjacent land use and the existing surrounding development pattern or patterns as envisioned in adopted plans; and,
4. The proposed amendment enhances the public health, safety, and welfare of the town.

STAFF ASSESSMENT OF FLUM AMENDMENT

Based on a consideration of the four factors identified by LUMO Section 4.2(c), an amendment of the Future Land Use Map that expands the Sub-Area A of the North 15-501 Corridor Focus Area to include the Huse Street properties appears to be reasonable.

1. The proposed amendment is consistent with the goals and policies of Chapel Hill 2020, including Plans adopted as additions

- Compared to the FLUM's low-residential designation, Sub-Area A of the North 15-501 Corridor Focus Area calls for development patterns that are more conducive to the creation of meaningful outdoor public spaces and other uses that can allow for family-friendly, accessible exterior and interior places. (Chapel Hill 2020 - *A Place for Everyone.1; Good Places, New Spaces.6*)
- The proposed FLUM designation calls for a wide range of housing types that can provide housing options are various price points and occupancy types. This variety can contribute to increasing housing options for current and future residents. (Chapel Hill 2020 - *A Place for Everyone.3; Good Places, New Spaces.8*)
- The proposed FLUM designation could support active transportation in the area by allowing greater density near established transit routes along Old Chapel Hill Road and future bus rapid transit services along US 15-501. (Chapel Hill 2020 - *Getting Around*)

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- The proposed FLUM designation allows for a diversity of uses in addition to residential. This diversity of uses can create opportunities for local businesses. (Chapel Hill 2020 - *Community Prosperity and Engagement.2*)
- The proposed FLUM designation could facilitate the redevelopment of currently underutilized properties and bring a diversity of neighborhood types to the Pope Road/Old Chapel Hill Road area. Doing so could evolve the character of this part of Chapel Hill by adding density on properties that are primed for new development. (Chapel Hill 2020 - *Good Places, New Spaces.5*)

2. The proposed amendment addresses significantly changed conditions since the last time the Land Use Plan was adopted and/or amended.

Significantly changed conditions may refer to revisions to an adopted policy, unanticipated consequences of an adopted policy, site conditions, and/or development patterns. The Future Land Use Map was adopted in December 2020. Since that time, Chapel Hill has continued to see changes both town-wide and in the vicinity of the Huse Street properties.

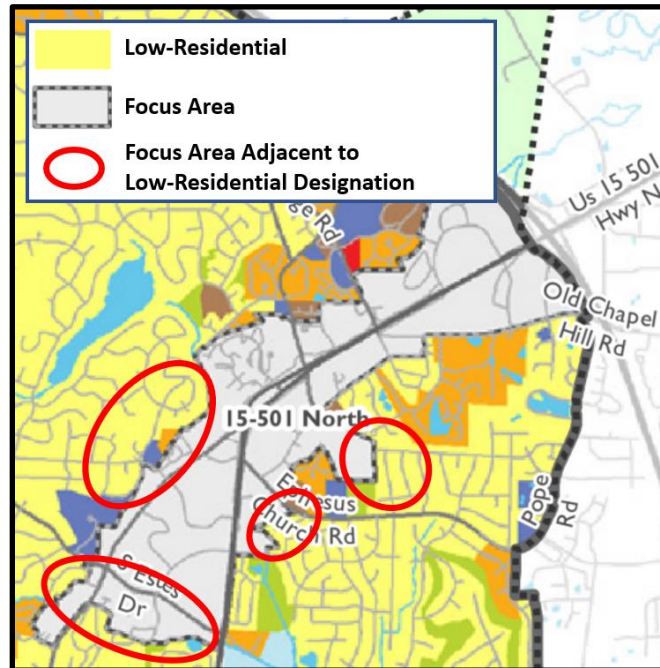
- There has been a significant amount of new development near the Huse Street properties since the FLUM was adopted:
 - UNC Health opened its first new Medical Office Building along Eastowne Drive. UNC Health is currently seeking approval from the Town to construct up to six more medical office buildings at its Eastowne campus, which would add a significant number of new jobs to the vicinity of the Huse Street properties.
 - The Wegmans grocery store opened along Old Chapel Hill Road roughly $\frac{3}{4}$ of a mile from the Huse Street properties.
 - Multiple new residential developments are under construction (or recently completed) near Patterson Place in Durham.
- Multiple development applications have been submitted for properties north of Old Chapel Hill Road. Town staff have created the Parkline East development framework (which includes the Huse Street properties) to help coordinate the future buildout of this area of town.
- Sidewalks and bike lanes have been constructed on both sides of Old Chapel Hill Road.
- The Town has identified a pressing need to maintain a high rate of housing production to meet growing demand in the region, detailed the Projected Housing Needs, 2020-2040.

3. The subject property is suitable for development in general conformance with adjacent land use and the existing surrounding development pattern or patterns as envisioned in adopted plans

- Staff note that many residents of adjacent neighborhoods have voiced strong opposition to the proposed FLUM amendment. Residents have claimed that the Huse Street properties are not suitable for development because of potential negative impacts (including stormwater runoff, damage to the Clark Lake Dam, and increased traffic) associated with increased density on the site.
- Based on the development patterns envisioned by the FLUM, development in the North 15-501 Focus Area is appropriate when directly adjacent to properties designated as low-residential. As highlighted below, there are multiple locations in which low-

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residential land uses and the North 15-501 Focus Area are not separated by major roadways.



- Traffic studies have found that, with appropriate mitigation measures, roadways in the vicinity of the Huse Street properties can accommodate additional density.

4. The proposed amendment enhances the public health, safety, and welfare of the town.

- As discussed above, the proposed amendment is consistent with and furthers numerous goals of the Town's comprehensive plan. Allowing additional commercial and residential density within Town limits reduces pressures that lead to urban sprawl, a development pattern that is known to contribute to negative outcomes for public health, safety, and welfare. In contrast to urban sprawl, more compact mixed-use development creates greater economic opportunity by more efficiently meeting housing needs; promotes public health and safety by reducing auto-dependence and supporting the use of active transportation; and supports the local economy by creating more demand for local businesses.