



OPEN THE PUBLIC HEARING: ADOPTION OF THE BLUE HILL DESIGN GUIDELINES AND ASSOCIATED TEXT AMENDMENTS TO FORM DISTRICT REGULATIONS (LUMO SECTION 3.11).

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES
 Ben Hitchings, Director
 John Richardson, Community Resilience Officer
 Corey Liles, Interim Principal Planner

PROPERTY ADDRESS Blue Hill District (see attached map)	PUBLIC HEARING DATE April 18, 2018	REQUESTED BY Town of Chapel Hill
STAFF RECOMMENDATION That the Council open the public hearing, receive public comment, discuss the Design Guidelines and the Text Amendments, and continue the Public Hearing to May 23, 2018.		
STAFF ANALYSIS The proposal is for adoption of the Blue Hill Design Guidelines and approval of associated changes to the Form-Based Regulations applicable to the Blue Hill District (Land Use Management Ordinance Section 3.11).		
ITEM OVERVIEW The Blue Hill Design Guidelines are part of the current program of Special Planning Initiatives. Town Council previously received an update on development of the Design Guidelines on January 24, 2018 ¹ . The purpose of the project is to establish a common understanding of design principles that can promote a walkable and 'green' character in the District. As the project has moved forward, the Town has identified a series of potential updates to development standards that would better align the Form-Based Regulations of the Blue Hill District with the Design Guidelines and the recently adopted Mobility Plan.		
ADDITIONAL BACKGROUND <ul style="list-style-type: none"> • The attached Blue Hill Design Guidelines, Council Draft and Addendum on Additional Revisions reflect public comments following several rounds of review. • The Community Design Commission (at their March 27 meeting) and the Planning Commission (at their April 3 meeting) have each reviewed the Design Guidelines and associated text amendments, and provided their recommendations as attached. • The Blue Hill Design Guidelines will serve as a tool for the Community Design Commission to use in determining the appropriateness of design proposals in the District. 		
PROCESS <ol style="list-style-type: none"> 1. Identify Community Design Interests 2. Develop and Review the Draft Guidelines 3. Call Public Hearing 4. CDC and Planning Commission Recommendations 5. Open Public Hearing 6. Close Public Hearing and Consider Action 		FISCAL IMPACT/RESOURCES The project consultant, Winter & Company, has developed and refined the Blue Hill Design Guidelines under a contract with the Town of Chapel Hill for \$129,155.
ATTACHMENTS	<ul style="list-style-type: none"> • Technical Report • Blue Hill District Map • Resolution Adopting the Design Guidelines • Resolution of Consistency with the Comprehensive Plan • Ordinance A (Enactment of Text Amendment Proposal) • Resolution A (Denial of Text Amendment Proposal) • Blue Hill Design Guidelines, Council Draft • Addendum on Additional Revisions • Community Design Commission Recommendations • Consolidated Board and Commission Comments 	

¹ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3316760&GUID=799CE33D-F30C-406F-ABC1-34298E5791CF&Options=&Search=>