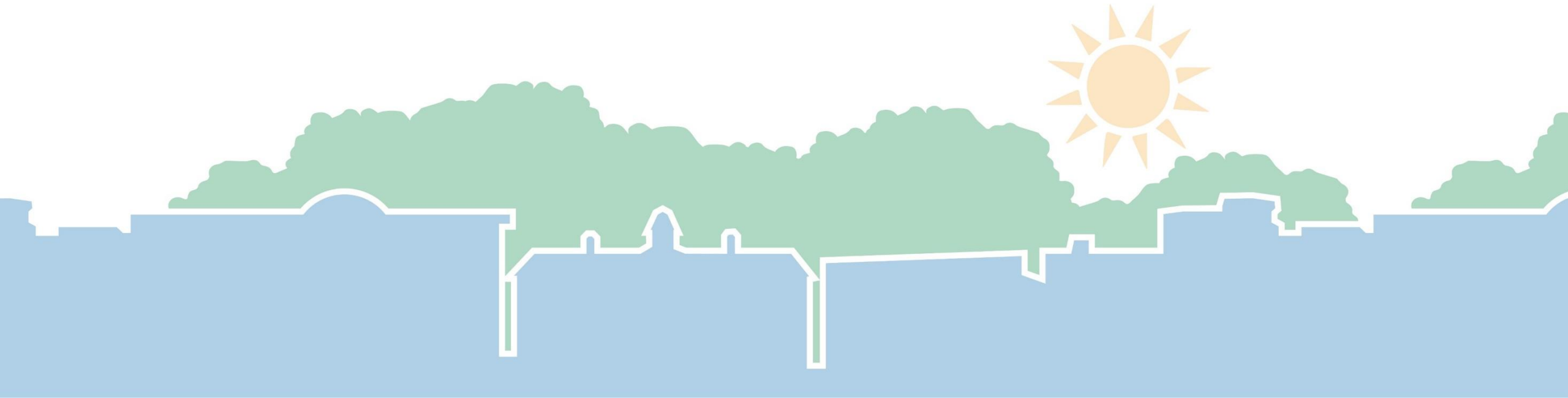


Town Council

Charting Our Future – Resumption of
Public Hearing – Adoption of Future Land
Use Map (FLUM) - Update to *Chapel Hill*
2020

November 18, 2020





Staff Recommendation

That the Council:

- Continue receiving public comment on the update to the Town's Comprehensive Plan which is the Future Land Use Map & its components, close the public hearing, & allow written public comment for 24 hours following the closing of the public hearing (future@townofchapelhill.org)
- Provide any additional input on the FLUM – Update to *Chapel Hill 2020*, dated October 2020



Components of the Future Land Use Map

- Explanation of the Future Land Use Map & Its Components
- Guiding Statements
- Future Land Use Map (2050)
- Map Book
 - Resiliency Assessment Maps (Flooding & Extreme Heat)
 - Long Term Network Facilities Map (Mobility & Connectivity Plan)
 - Existing Habitat & Potential Connections
- Individual Focus Area Maps with Focus Area Principles



FLUM & *Chapel Hill* 2020

- Future Land Use Map (2050)
- Focus Area Maps

Replace Land Use Plan
in *Chapel Hill 2020*

All other aspects of *Chapel Hill 2020* remain unchanged

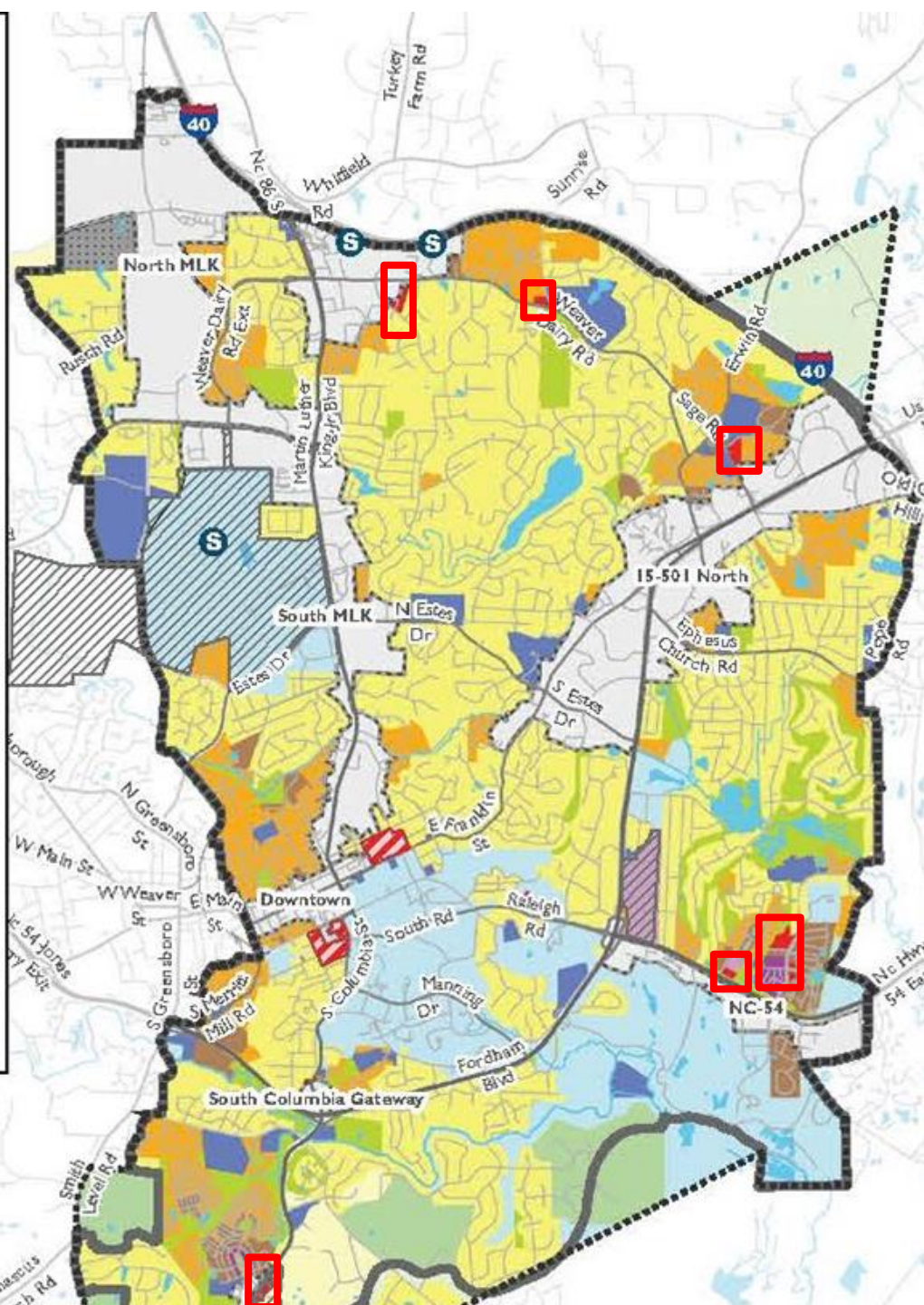
Comments from Stakeholders

UNC Health	Staff Response
Changes to the definition of the Commercial/Office Land Use Category to include hospitals	Not advised, but changes can be made, if Council concurs
Changes to the definition of the Commercial/Office Character Type	<ul style="list-style-type: none">• Including research faculties rather than less intensive lab services is appropriate, if Council concurs• Retain maker services in the description, if Council concurs

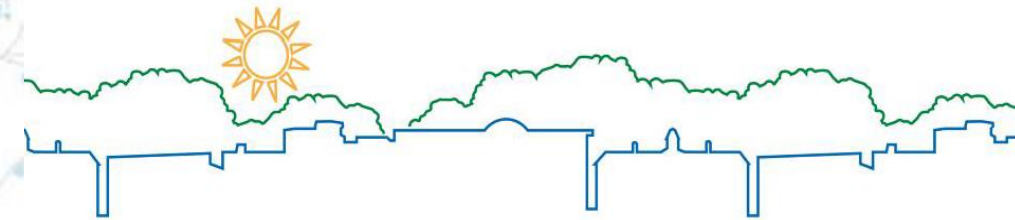


Chapel Hill Future Land Use Map (2050)

- Rural Residential, 1 unit / 5 acres
- Rural Residential, 1 unit / acre
- Very low residential, 1 unit / acre
- Low Residential, 1-4 units / acre
- Medium Residential, 4-8 units / acre
- High Residential, 8-15 units / acre
- Commercial / Office
- Mixed Use
- Village Center
- Institutional
- University
- Parks/Open Space
- Former Landfill
- Subject to Development Agreement
- Traditional University Supportive Uses
- Jurisdictional Limits
- Urban Service Area
- Focus Area - See Focus Area Map
- Potential School Site



Commercial/Office Land Use Category



UNC Health

Staff Response

Changes to the definition of the Commercial/Office Land Use Category

Not advised, but changes can be made, if Council concurs

Proposed Revision to the Commercial/Office Land Use Category:

These small scale commercial/office areas provide for a wide range of businesses, retail/ restaurant establishments, institutions, services, medical/health services, **hospitals**, and offices. They are generally located near concentrations of existing or planned residences with access to major transportation/multi-modal corridors. Where possible, sidewalks and other pedestrian spaces should be activated as places to gather or otherwise spend time, such as sidewalk cafes and plazas. Off-street parking should be behind buildings.



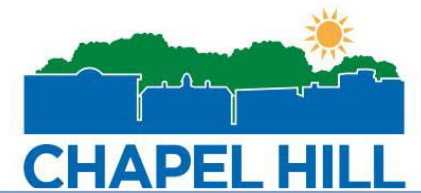
Comments from Stakeholders



UNC-Chapel Hill Comments	Staff Response
Depiction of UNC Parcels	<ul style="list-style-type: none">• All UNC parcels are labeled on Future Land Use Map (2050)• Not labeled on Focus Area Maps because no specific parcels are shown
Changes to University Land Use Category	Changes can be made, if Council concurs
Creation of University Character Type & Inclusion in Character Type & Height Matrix	Character Types flexible enough to accommodate existing & proposed University uses



Comments from Stakeholders



UNC-Chapel Hill Comments	Proposed Revision
<p>Changes to University Land Use Category</p> <p>-----</p> <p>If Council concurs, revisions can be made</p>	<p>University Land Use Category:</p> <p>Those properties utilized by the University of North Carolina at Chapel Hill including, but are not limited to, academic buildings, residence halls, administrative offices, conference facilities, recreational facilities, retail establishments, <u>transportation and parking facilities</u>, medical/health services, hospitals, athletic facilities, research facilities, and any other land uses that support the mission of the University <u>as envisioned by the University's adopted Campus Master Plan.</u></p>

UNC-Chapel Hill Comments

Options

Creation of University
Character Type &
Inclusion in Character
Type & Height Matrix

1. Create University Character Type & Include in the Character Type & Height Matrix
2. Revise the **Institutional/Civic Character Type**:

This Character Type includes land utilized primarily for governmental, educational, and ~~university-related~~ **University** purposes as well as places of worship. Consequently, built forms vary by specific use and location. [Note: Some institutional uses may be appropriate within other Character Types.]

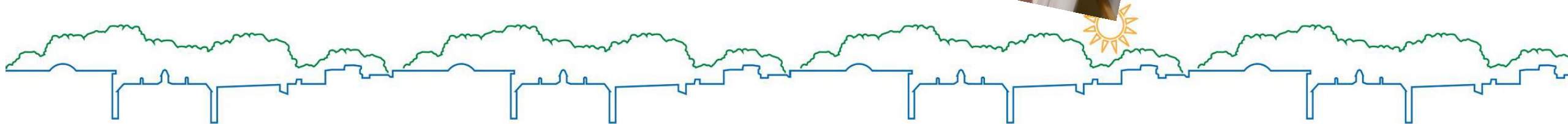
Next Steps for Charting Our Future

Path to FLUM adoption:

- **Town Council consideration for adoption**
12/9/2020

Following FLUM adoption:

- **Interactive PDF of FLUM**
- **FLUM Map App**





Staff Recommendation

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