



CONSIDER ADOPTION OF THE BLUE HILL DESIGN GUIDELINES AND ENACTMENT OF 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	BUSINESS MEETING DATE	REQUESTED BY
Blue Hill District	May 23, 2018	Town of Chapel Hill

STAFF RECOMMENDATION
 That the Council 1) close the public hearing; 2) adopt the Resolution to Adopt the Design Guidelines; 3) adopt the Resolution of Consistency with the Comprehensive Plan; and 4) enact Ordinance A to amend Section 3.11 and Section 8.5 of the Land Use Management Ordinance

ITEM OVERVIEW
 The Blue Hill Design Guidelines are part of the current program of Special Planning Initiatives. 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 amendments 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. Town staff are also taking the opportunity to propose amending the name of the District to Blue Hill, consistent with the 2017 decision of property owners in the District.
 Article 4.4 of the Land Use Management Ordinance establishes the intent of text amendments by stating that, "In order to establish and maintain sound, stable, and desirable development within the planning jurisdiction of the Town it is intended that this chapter shall not be amended except:
 a) to correct a manifest error in this chapter; or
 b) because of changed or changing conditions in a particular area or in the jurisdiction generally; or
 c) to achieve the purposes of the Comprehensive Plan."

UPDATES SINCE PUBLIC HEARING
 The Blue Hill Design Guidelines have been updated to reflect Council and Commission feedback on surface parking screening, exterior lighting, pass-throughs in parking decks, and access to rooftop amenity space.
 Ordinance A, specifying the associated text amendments, has also been updated to reflect Council and Commission feedback on updates to the Design Guidelines, alley frontage standards, sidewalk width for non-vehicular thoroughfares, and rooftop amenity space.

PROCESS	FISCAL IMPACT/RESOURCES
<ol style="list-style-type: none"> 1. Identify Community Design Interests 2. Develop and Review the Draft Guidelines 3. Call Public Hearing 4. Receive CDC and Planning Commission Recommendations 5. Open Public Hearing 6. Close Public Hearing and Consider Action 	<p>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.</p>

ATTACHMENTS	
	<ul style="list-style-type: none"> • Draft Presentation • Technical Report • 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 Final Draft • Community Design Commission Recommendations • Planning Commission Recommendations • Response to Council Comments and Commission Recommendations