

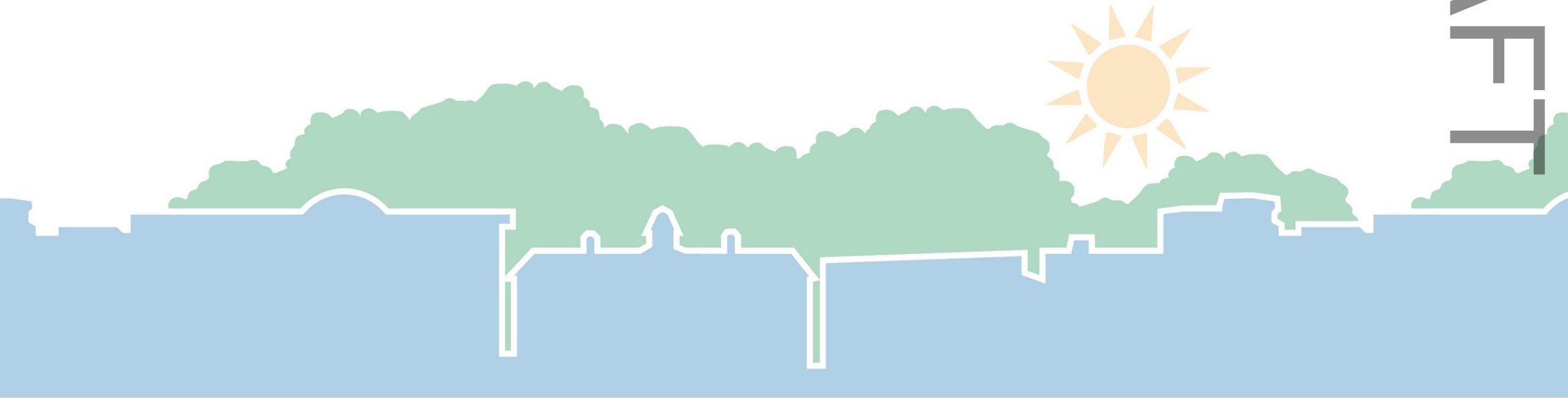
# Town Council

Update on Future Land Use Map (FLUM)  
Engagement & Consideration of Changes to  
Proposed FLUM

September 9, 2020



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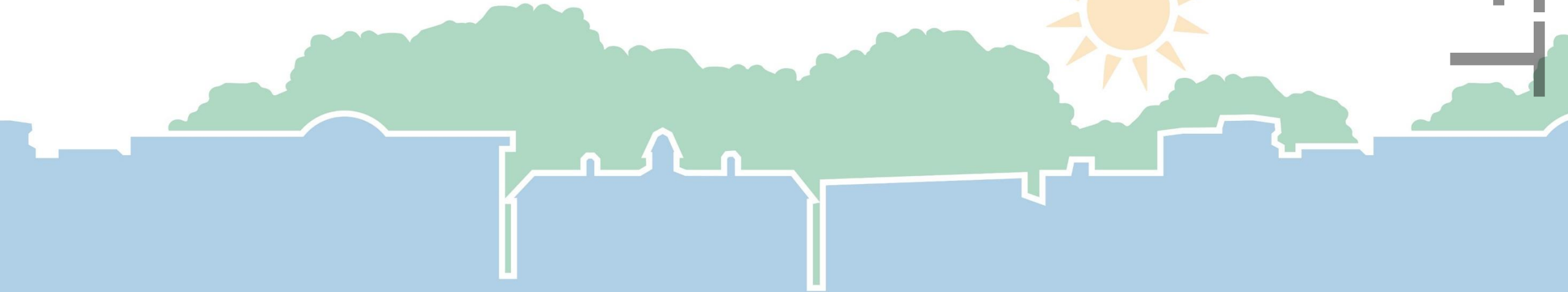


## Staff Recommendation:

That the Council adopt the Resolution authorizing the Town Manager to make changes to the March 2020 draft of the Future Land Use Map – Update to *Chapel Hill 2020*.



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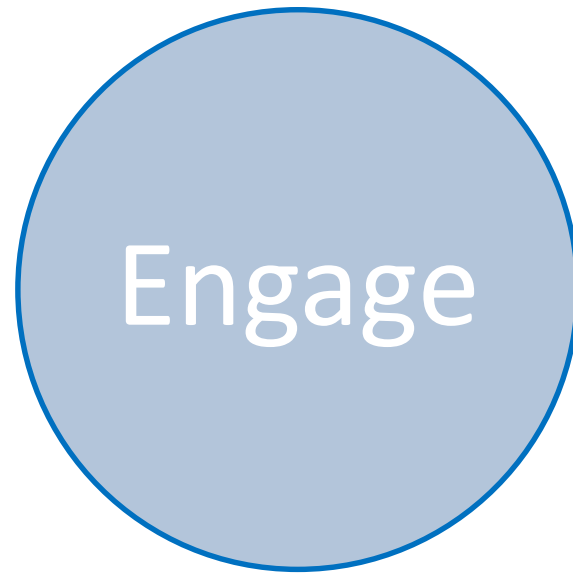
# How Chapel Hill Began the Journey to Chart its Future



- Initiated the LUMO Rewrite Project in April of 2017
- Kicked Off the Charting Our Future Project in May of 2018



# Charting Our Future – Phase I



In Person  
Opportunities ~ **84**



Digital  
Participants  
~ **1640**



Council/CCES  
Meetings ~ **20**

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# Components of the Future Land Use Map

- Explanation of the Future Land Use Map & Its Components
- Guiding Statements
- Town-wide Future Land Use Map
- Map Book
  - Resiliency Assessment Maps (Flooding & Extreme Heat)
  - Long Term Network Facilities Map (Chapel Hill Mobility & Connectivity Plan)
- Individual Focus Area Maps with Focus Area Principles

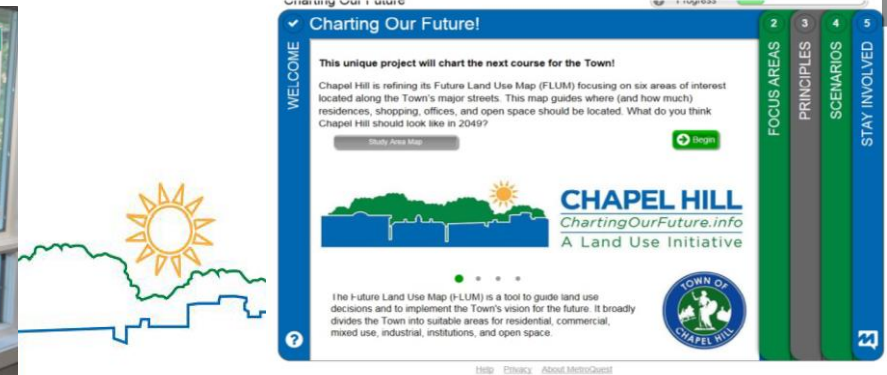
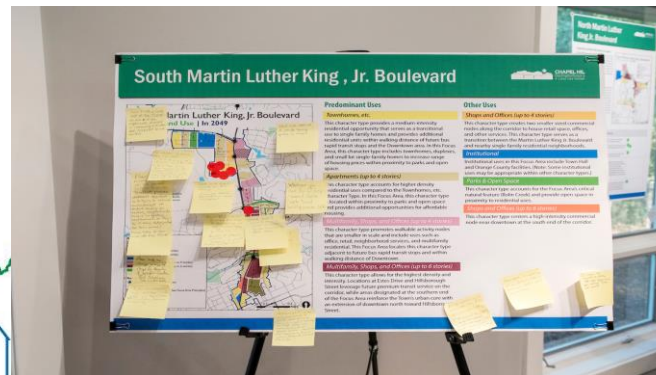
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# Revised Engagement

❖ Board & Commission Electronic Review of Future Land Use Map

❖ Community Input via Online Platform (Konveio)

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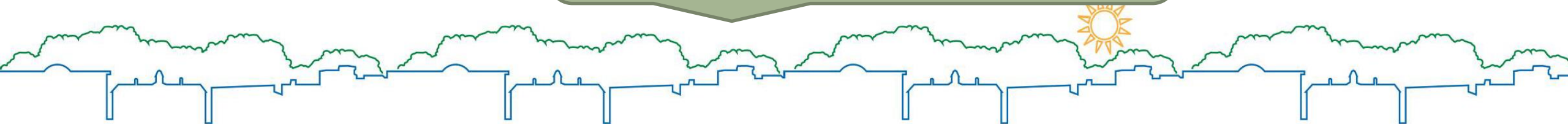
# Proposed Changes to the FLUM – Comments from Board/Commissioners Land Use Categories

“I generally am concerned about your use of densities as a measurement for residential development because it tends to be pro-sprawl and misleading, and it tends to have unintended consequences (such as larger, more expensive dwelling units.)”

“I would like to see more density encouraged here [Low Residential Land Use Category] through ADUs [accessory dwelling units], minor subdivisions, multi-family buildings etc. ...Same comments apply to all residential areas in town.”

“And by declaring single family properties off limits.”

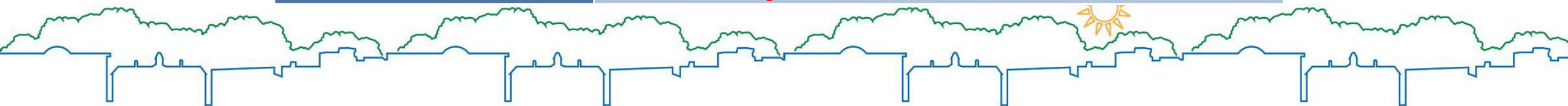
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# Proposed Changes to the FLUM – Comments from Board/Commissioners Land Use Categories

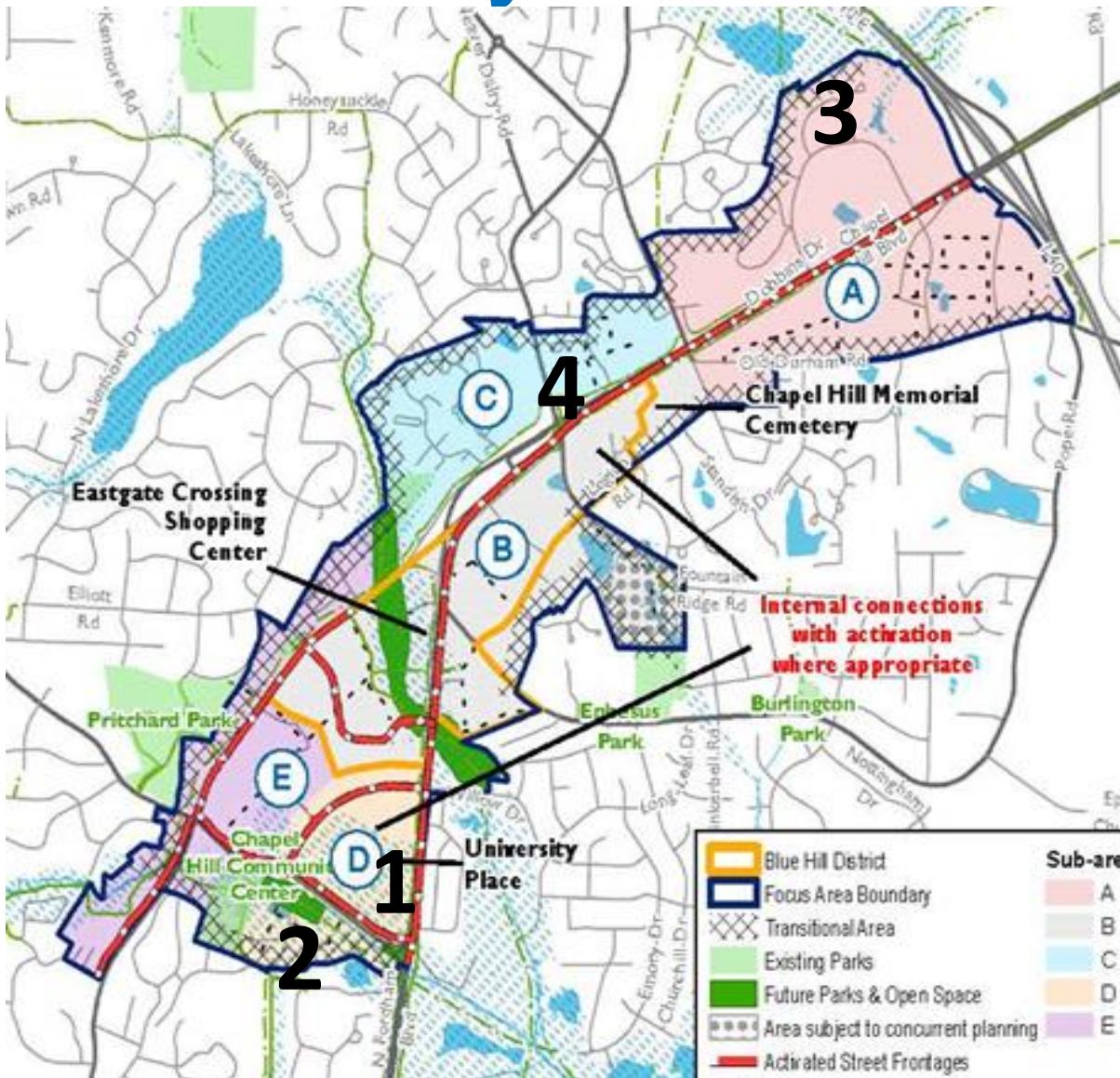
Low Residential	Gross Densities of: <b>Generally</b> 1-4 units/acre
Medium Residential	Gross Densities of: <b>Generally</b> 4-8 units/acre
High Residential	Gross Densities of: <b>Generally</b> 8-15+ units/acre

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# Proposed Changes to the FLUM – Community Comments – N. 15-501

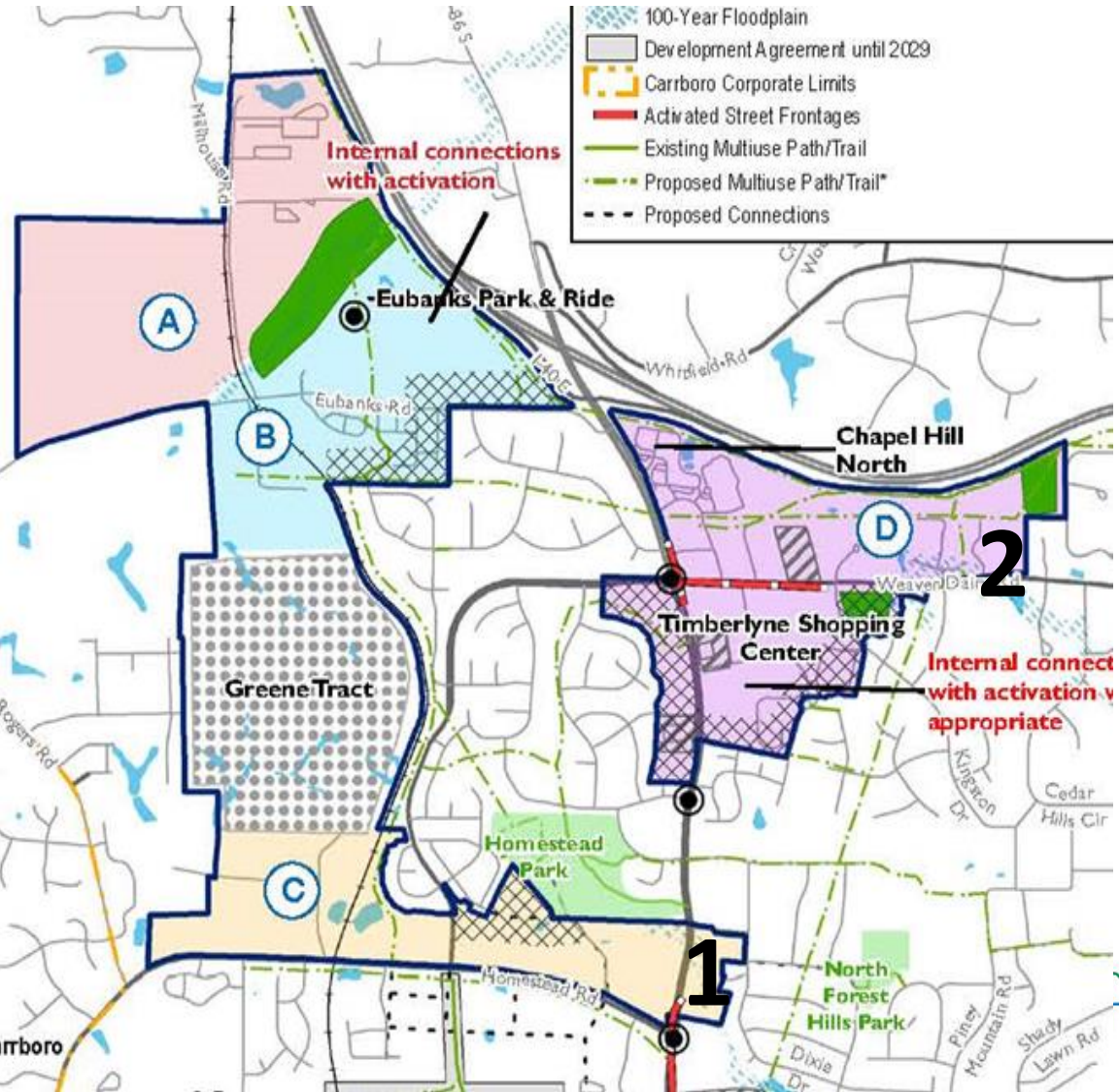


	Proposed Changes
1	Insert Transitional Area
2	Designate Future Parks/Open Space
3	Remove Transitional Area
4	Decrease Typical Height to 4 Stories

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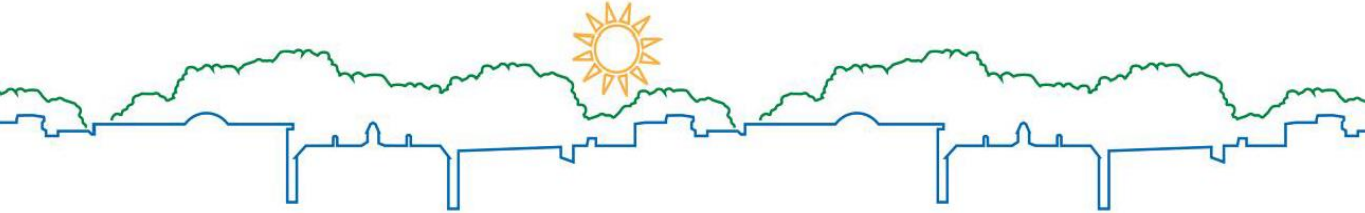


# Proposed Changes to the FLUM – Community Comments – N. 15-501

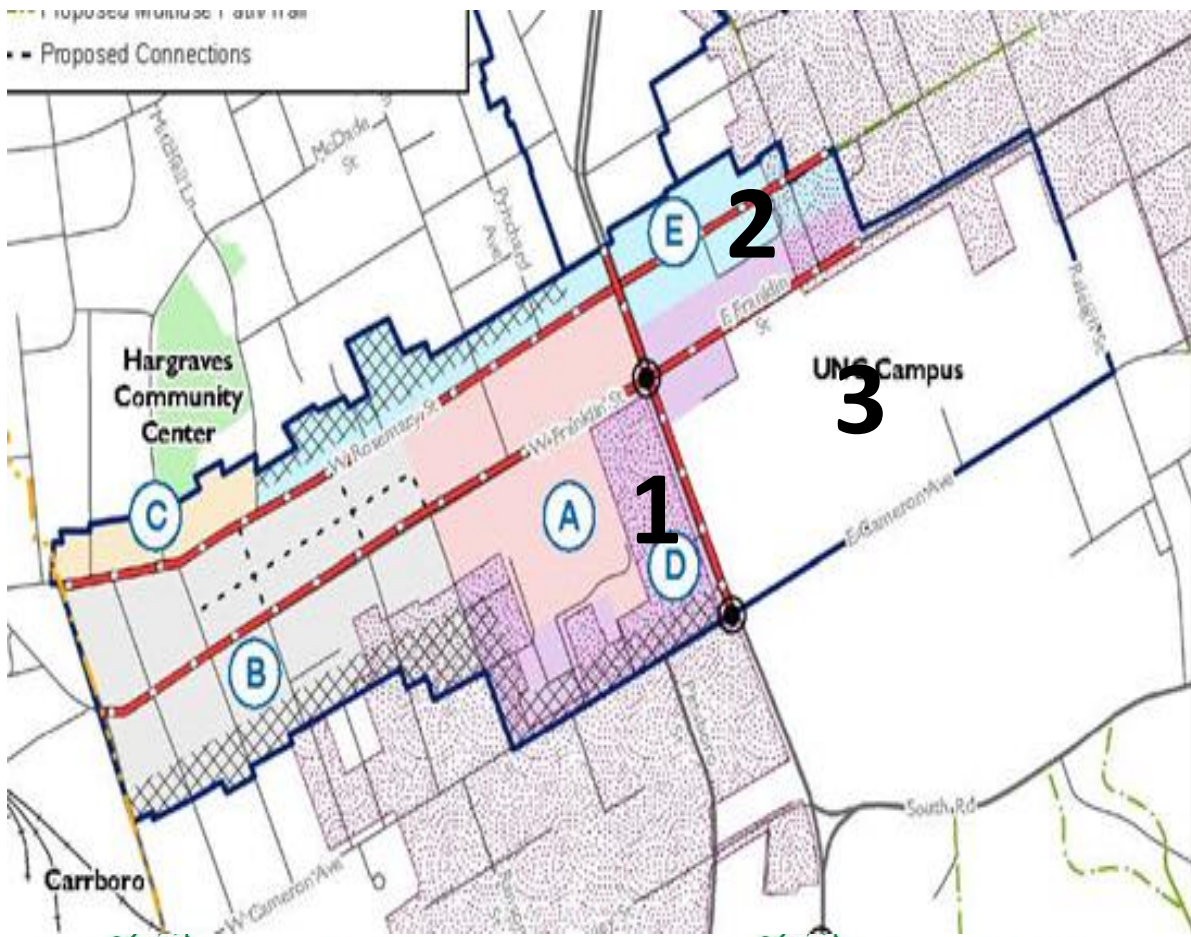


Proposed Changes	
1	Insert Transitional Area
2	Insert Transitional Area

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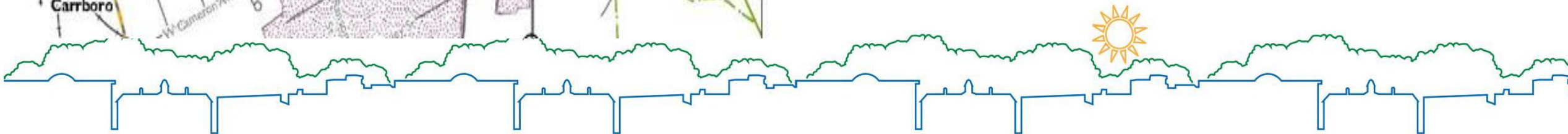


# Proposed Changes to the FLUM – Community Comments – N. 15-501



	Proposed Changes
1	Make Townhouses & Residences a Secondary Character Type
2	Insert Transitional Area
3	Remove UNC from Focus Area

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# Next Steps for Charting Our Future



## Path to FLUM adoption :

- **Planning Commission update on 9/15/2020**
- **Town Council public hearing on 10/7/2020**
- **Planning Commission consideration on 10/20/ 2020**
- **Town Council consideration for adoption on 10/28/2020**

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## Staff Recommendation:

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