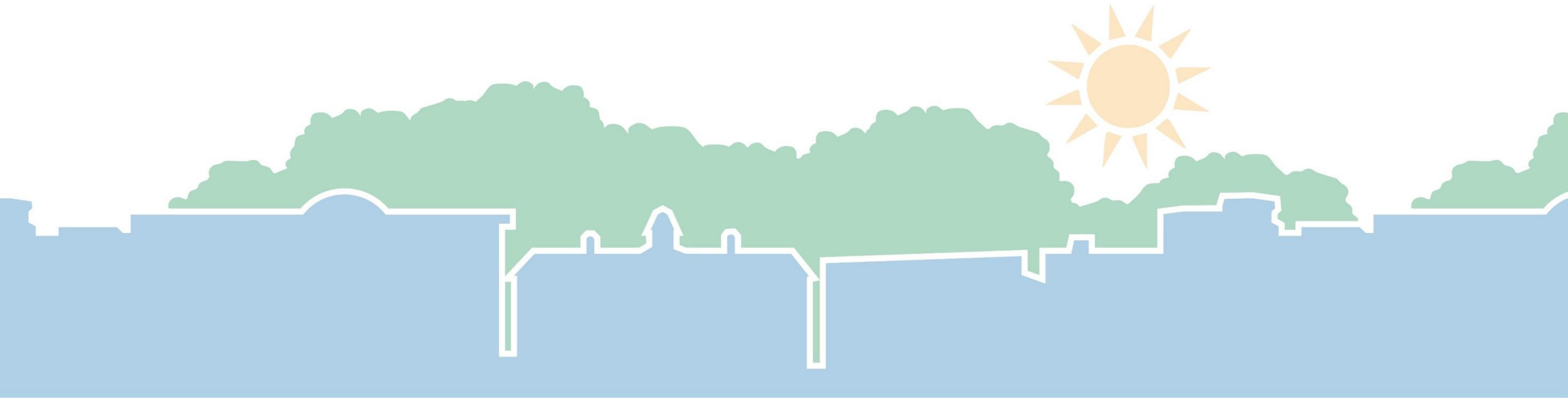


Town Council

Changes to DRAFT

Focus Area Maps & Principles

January 8, 2020



Planning Commission Recommendation:

That the Council approve the proposed changes to the September draft of the Focus Area Maps & Principles with a condition that additional discussions take place during future phases of the LUMO rewrite regarding affordable housing, climate change, transportation, and economic realities.



Staff Recommendation:

That the Council adopt resolution 2020-01-08/R-3 authorizing the Town Manager to make the proposed changes to the September 5, 2019 draft Focus Area Maps and Principles



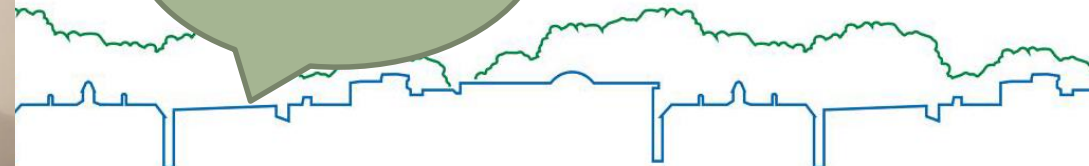
Areas of Agreement

- Great streetscapes
- Mature tree canopy
- Sensitive transitions
- Civic spaces, parks, and opportunities for personal connections
- Creation of a sense of place
- Equitable development
- Multi-modal connectivity
- Environmental sustainability and resiliency best practices

“Design such that people actually want to walk, bike from place to place”

“Please be mindful of the height transitions to the lesser-intensity neighborhoods.”

“Greenspace please”

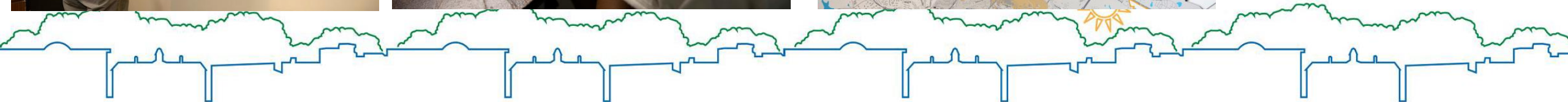


Areas of Ongoing Discussions – Development Considerations

- Downtown
- Maximum Heights

“I don’t want Chapel Hill to be a...gated community so I’m happy to support compact, dense, mixed use...development”

“High rise, high density apt. are not a solution for a...liveable town...People prefer raising a family in ...neighborhoods,[like Southern Village].”

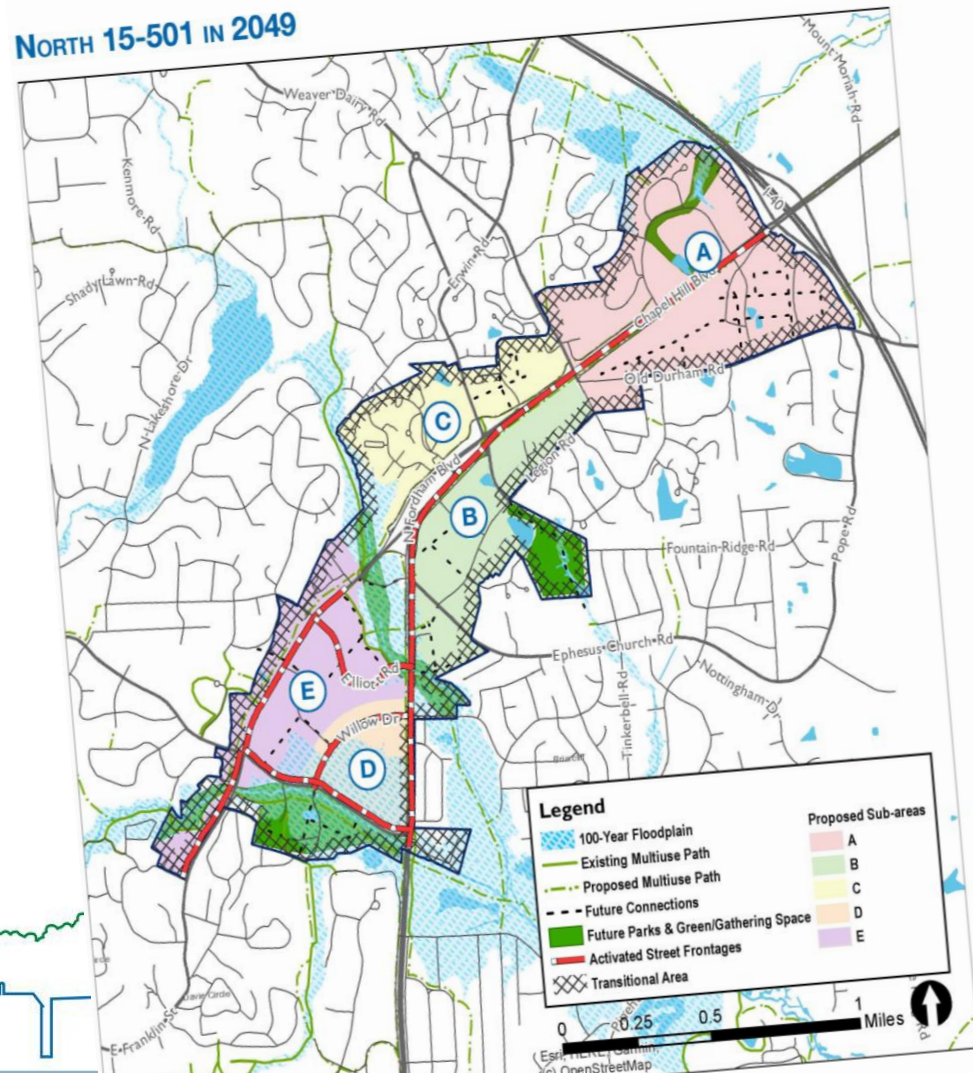


New Approach to Focus Area Maps



CHARTING OUR FUTURE
A Land Use Initiative

NORTH 15-501 IN 2049



Character Types and Height

● Primary ○ Secondary ⊖ Discouraged

	Sub-Area A	Sub-Area B	Sub-Area C	Sub-Area D	Sub-Area E
Multifamily, Shops & Offices	●	●	○	●	●
Multifamily Residential	●	●	○	●	○
Commercial/Office	●	○	○	●	●
Parks and Green/Gathering Spaces	●	●	○	●	●
Townhouses & Residences	○	○	●	○	○
Institutional/Civic	○	○	○	○	○
Light Industrial	⊖	⊖	⊖	⊖	⊖
Typical Height	Typically up to 4 stories, with 6 stories allowed along activated street frontages and near transit stations	Up to 6 stories fronting 15-501, with 4 stories maximum in the transitional area	Up to 6 stories fronting 15-501, transitioning to 2-4 stories in the transitional area	Up to 4 stories along activated street frontages	Up to 4 stories allowed. Up to 6 stories allowed as a step-back along activated street frontages.

Definitions

Activated Street Frontages

Activated street frontages are frontages where there is an active visual engagement between those in the street and those on the ground floors of buildings or in civic spaces, with no parking between the street frontage and the building/civic space, and lively internal uses visible and accessible from the activated space.

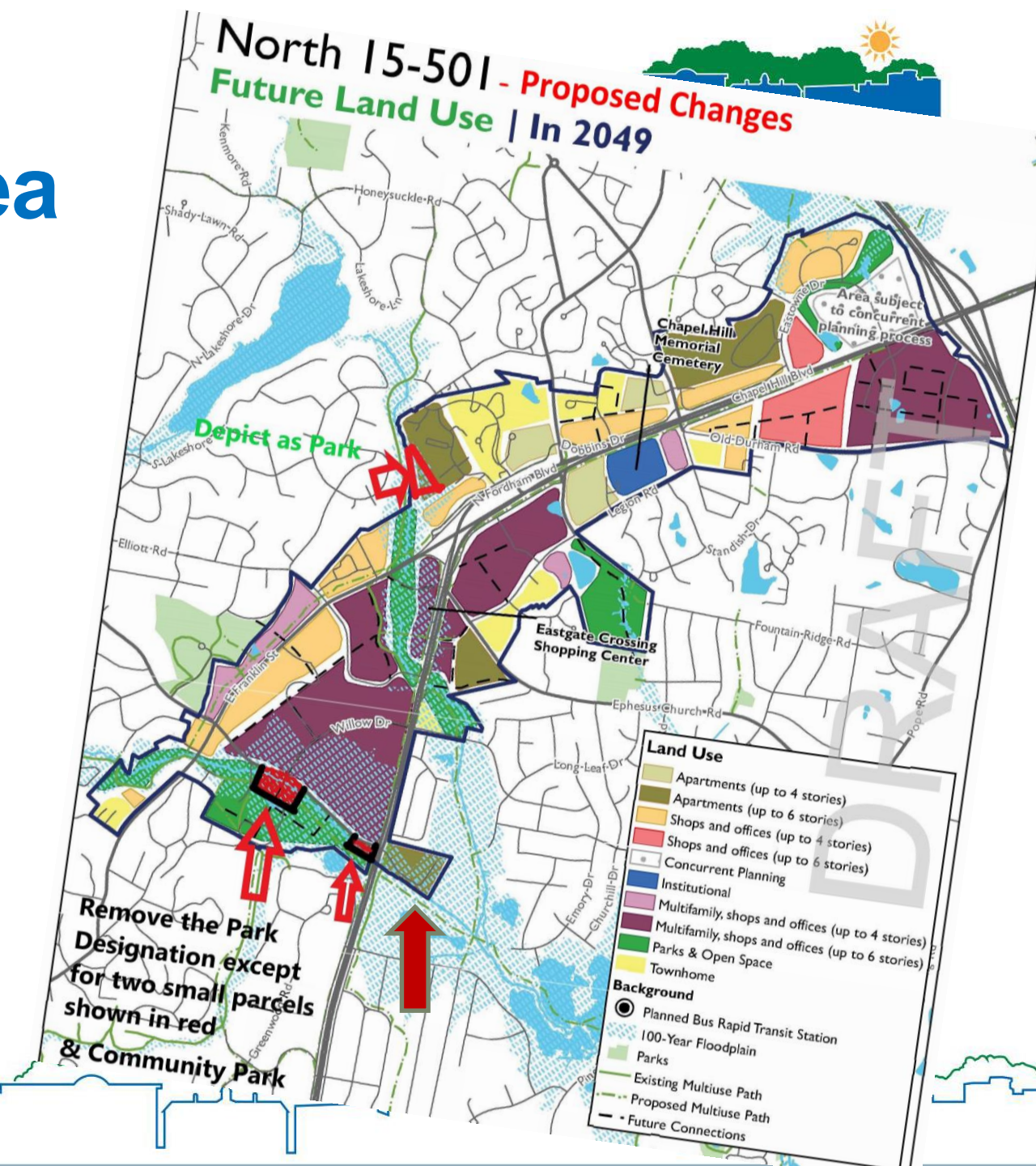
In some cases, active frontages may mean that retail and services should be allowed on the first floor within residential character types. Active frontages may also be encouraged along future connections including multi-modal ones. When creating active frontages, it must be recognized that appropriate activation will differ by place and circumstance.

Transitional Area

This Focus Area strives for harmonious transitions between different types and intensities of land uses as well as built form in order to help mitigate undesirable impacts that a development might have on an adjacent site or use. The Transitional Area is intended to identify areas where lower-intensity uses or development patterns may be appropriate to create a buffer between higher-intensity development and single-family neighborhoods. For additional direction, see the Guiding Statements.

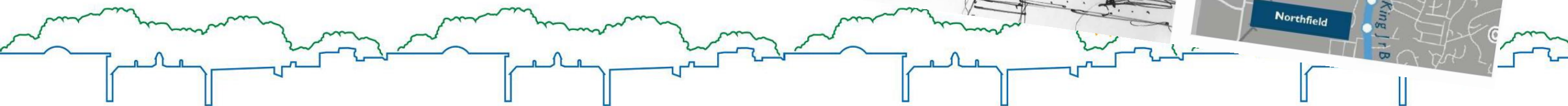
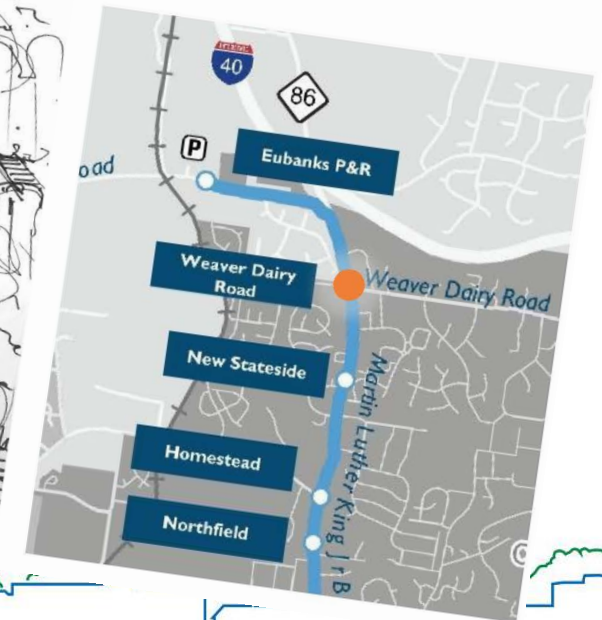
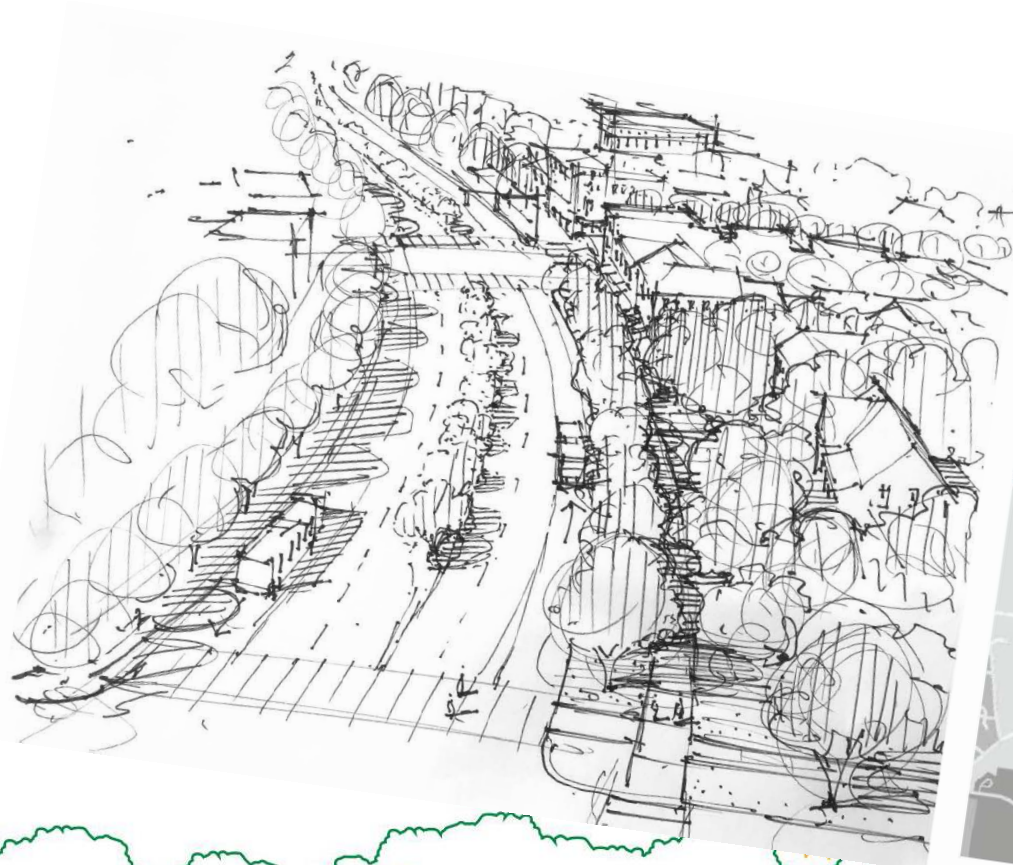
Proposed Changes – North 15-501 Focus Area

- Remove the Parks designation on the south side of Estes Drive except for Town owned parcels
- Depict the area on the west side of Summerfield Crossing as Parks;
- Label American Legion Property as “Area subject to concurrent planning process”
- Remove the S. Estes Dr. Public Housing Community from the Focus Area & retain Medium Density Residential Land Use Category



Proposed Changes – North & South MLK

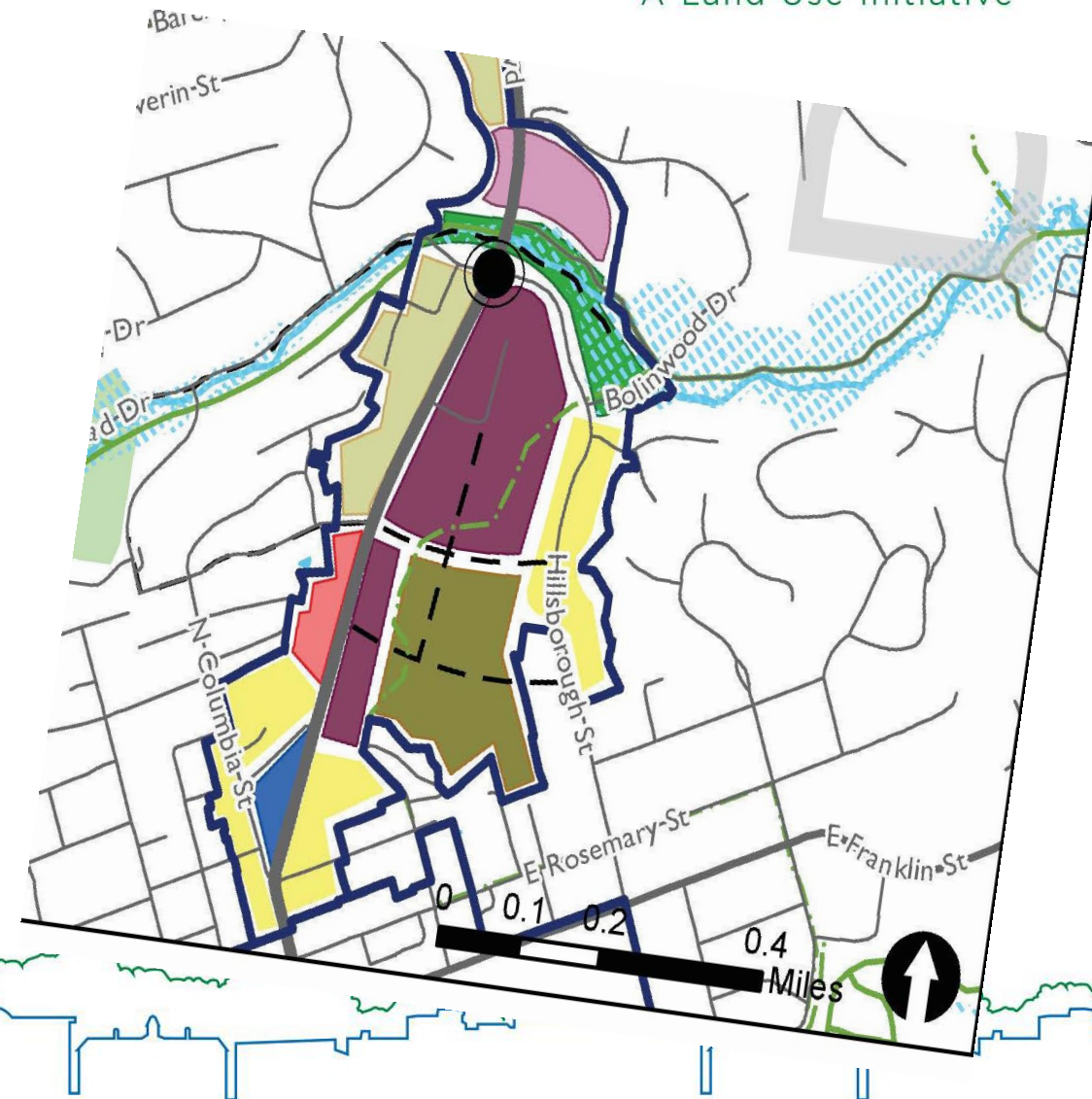
- At larger BRT Stations, move buildings closer to the street to create highly functional, walkable destinations for both transit riders & adjacent neighborhoods
- Between these BRT stations, push buildings back with significant front yard landscaping



Proposed Changes – South MLK

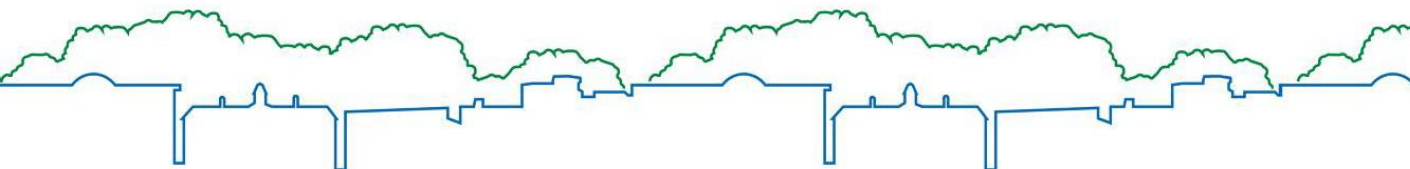
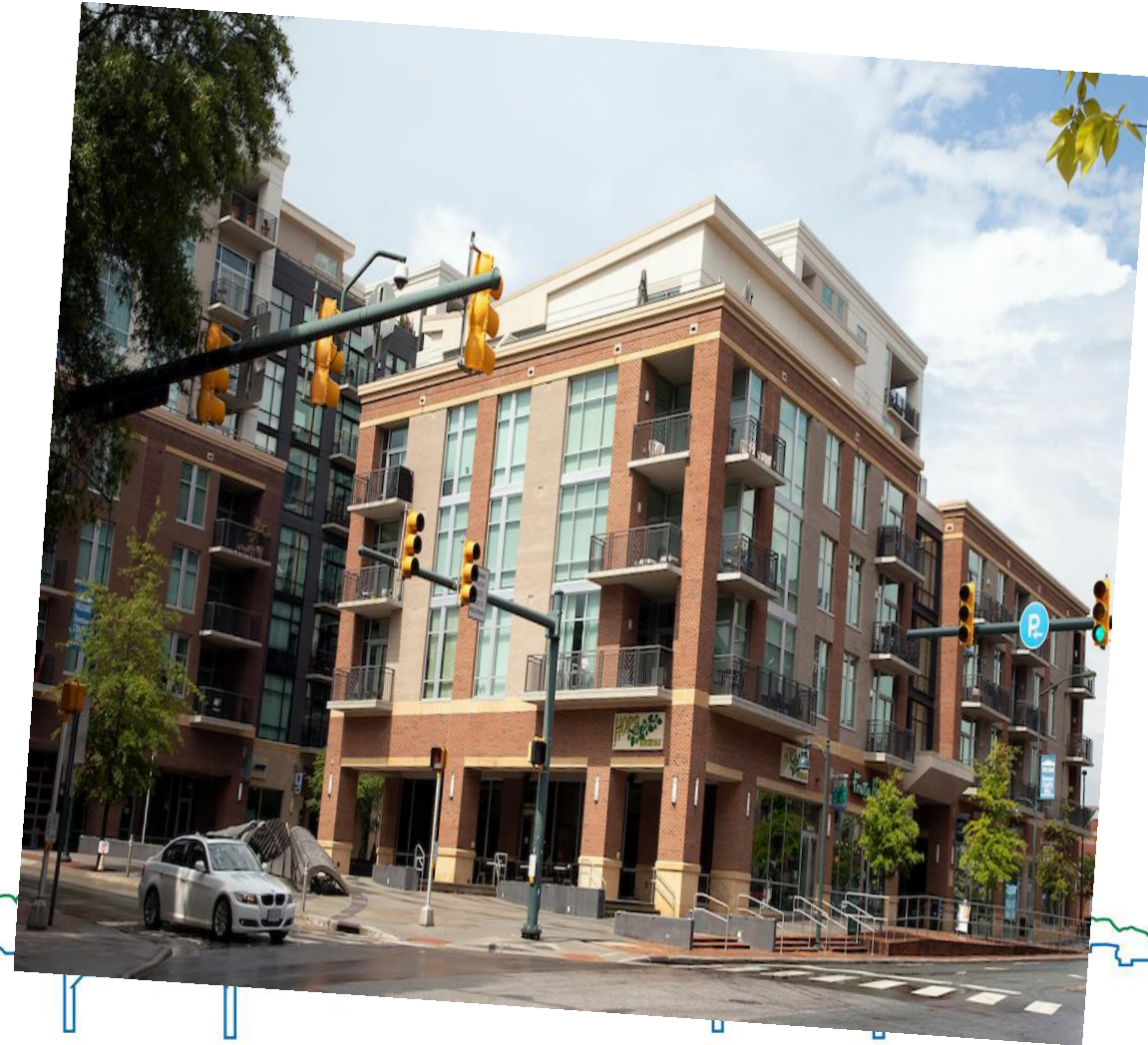
Extend Downtown to Hillsborough Street:

- Indicate land uses, such as commercial/office & multi-family shops and office that reinforce the goal to extend Downtown to Hillsborough Street
- From Rosemary to Hillsborough Streets, indicate typical core building heights up to 8 stories with 4 stories at the front setback line



Proposed Changes – Downtown

- North side of W. Rosemary, from Mitchell to Graham, limit the typical height to 4 stories with no permitted core height
- Typical core heights limited to eight stories
- On W. Franklin from Mallette to Graham, depict typical height at the front setback line as 3 stories



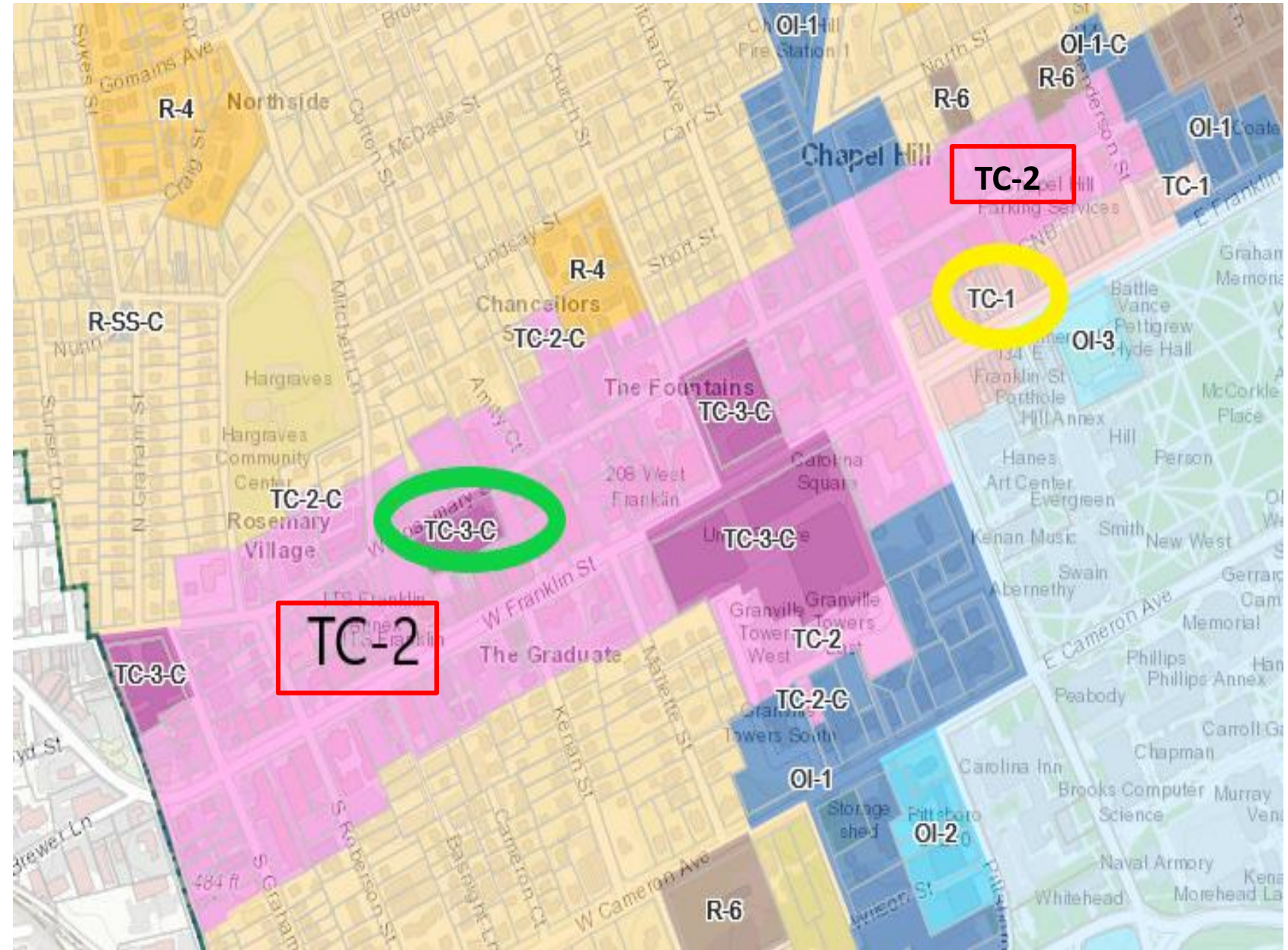
Downtown

Existing Permitted Heights:

TC-1 – 44 feet at the front setback/Core height of 60 feet

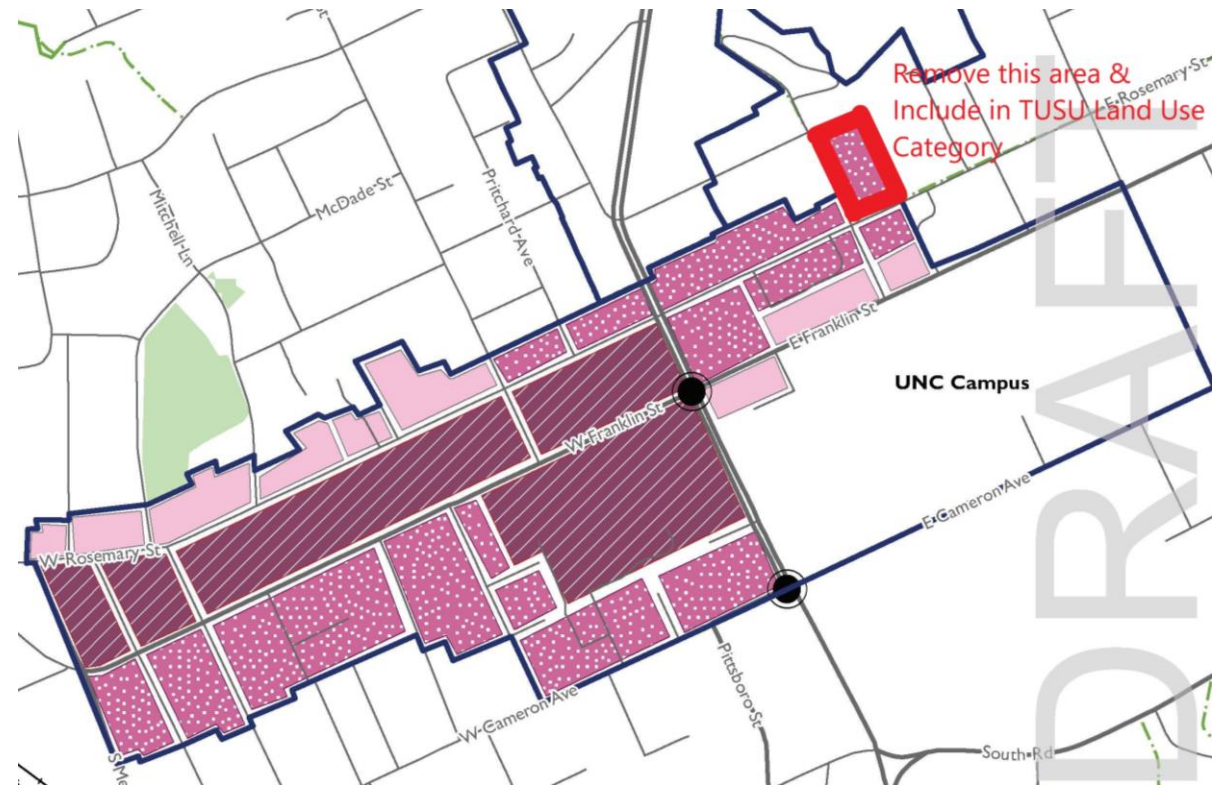
TC-2 – 44 feet at the front setback /Core height of 90 feet

TC-3 – 44 feet at the front setback /Core height of 120 feet



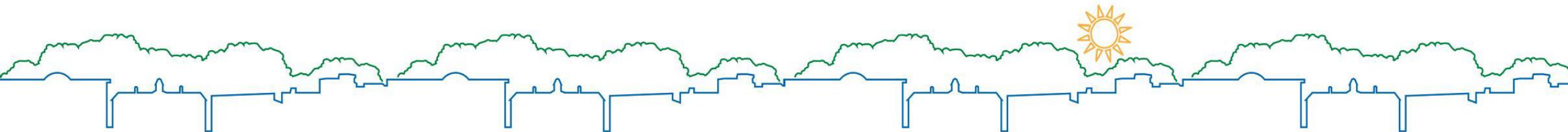
Proposed Changes – Downtown

Remove the parcels on the north side of E. Rosemary, east of Spring Lane from the Focus Area & include the area in the new Traditional University Supportive Uses Land Use Category



Next Steps

- Remaining Future Land Use Map (FLUM) components:
 - ❖ Precedent images of Character Types;
 - ❖ Revised Map Book; and,
 - ❖ Revised Guiding Statements
- Revised Focus Area Maps & Principles in early February



Staff Recommendation:

That the Council adopt resolution 2020-01-08/R-3 authorizing the Town Manager to make the proposed changes to the September 5, 2019 draft Focus Area Maps and Principles.

