

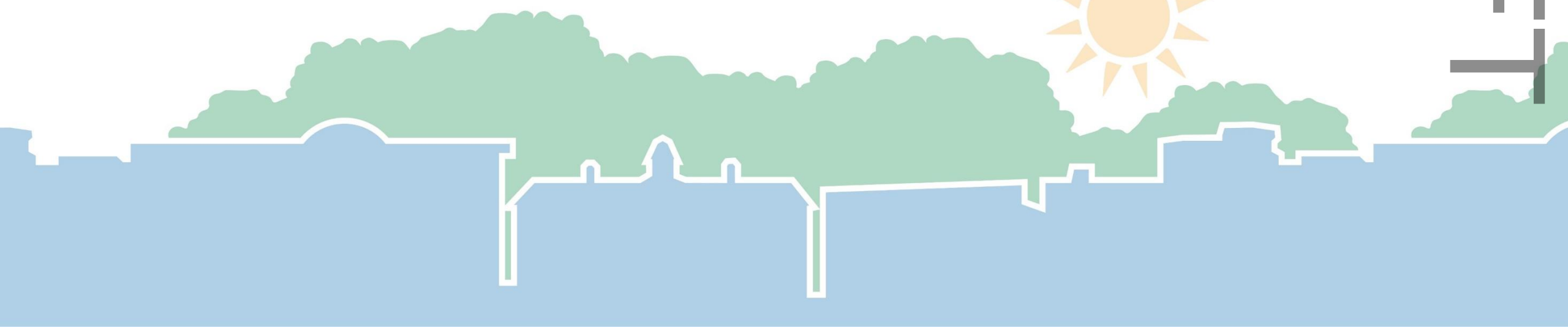
Town Council

Update to Council on the Complete FLUM

April 29, 2020



DRAFT

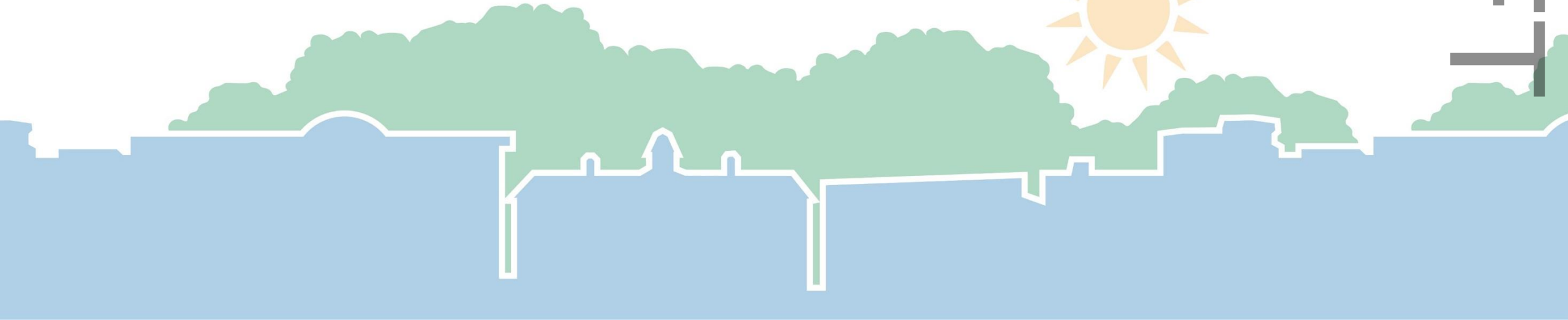


Staff Recommendation:

Informational Update to Council on the Complete FLUM & Revised Engagement Plans



DRAFT



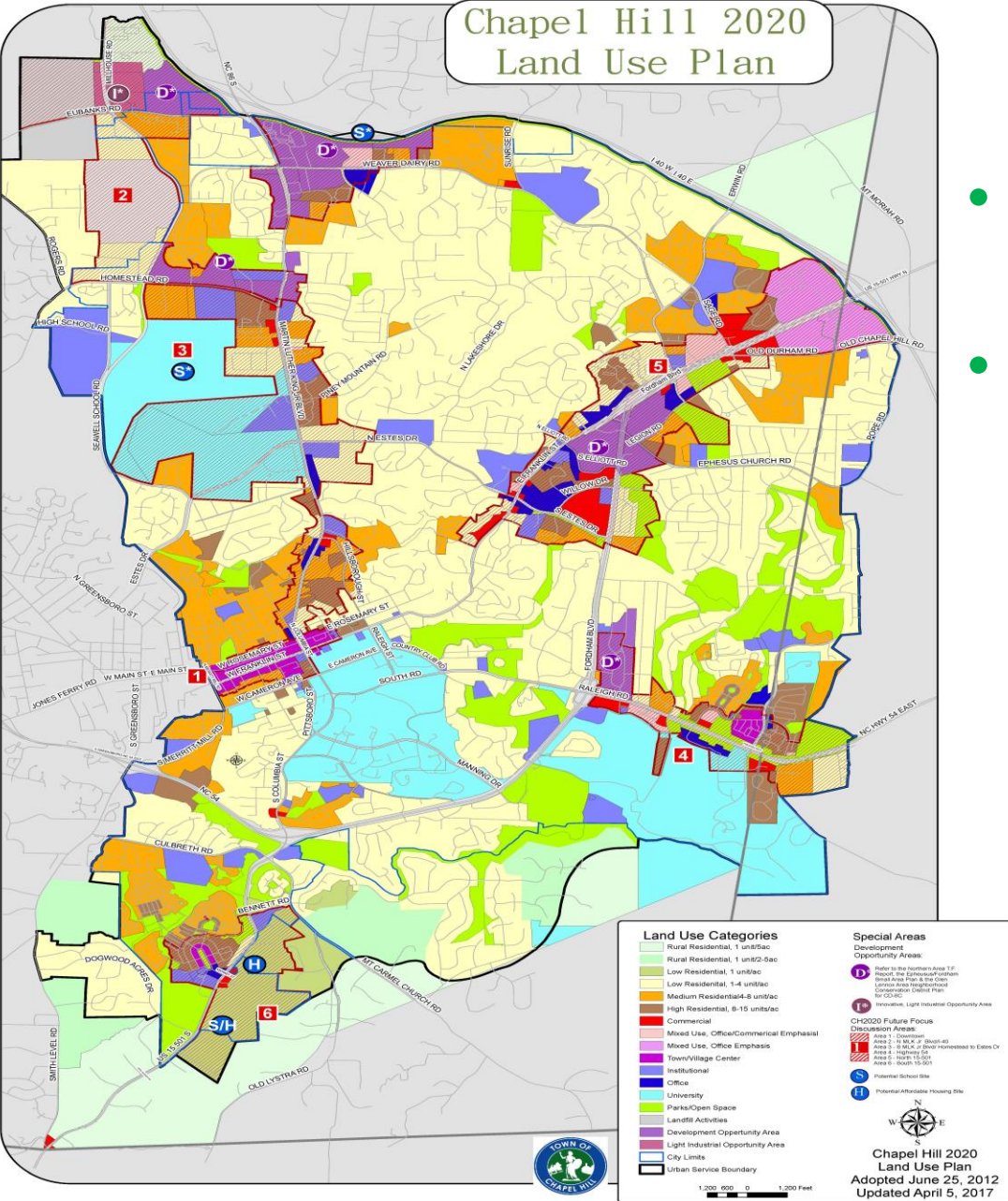


Components of the Future Land Use Map

- 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

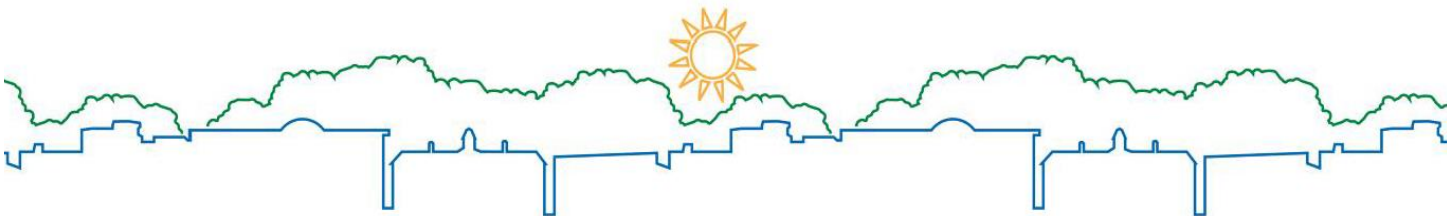
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Changes from the Land Use Plan



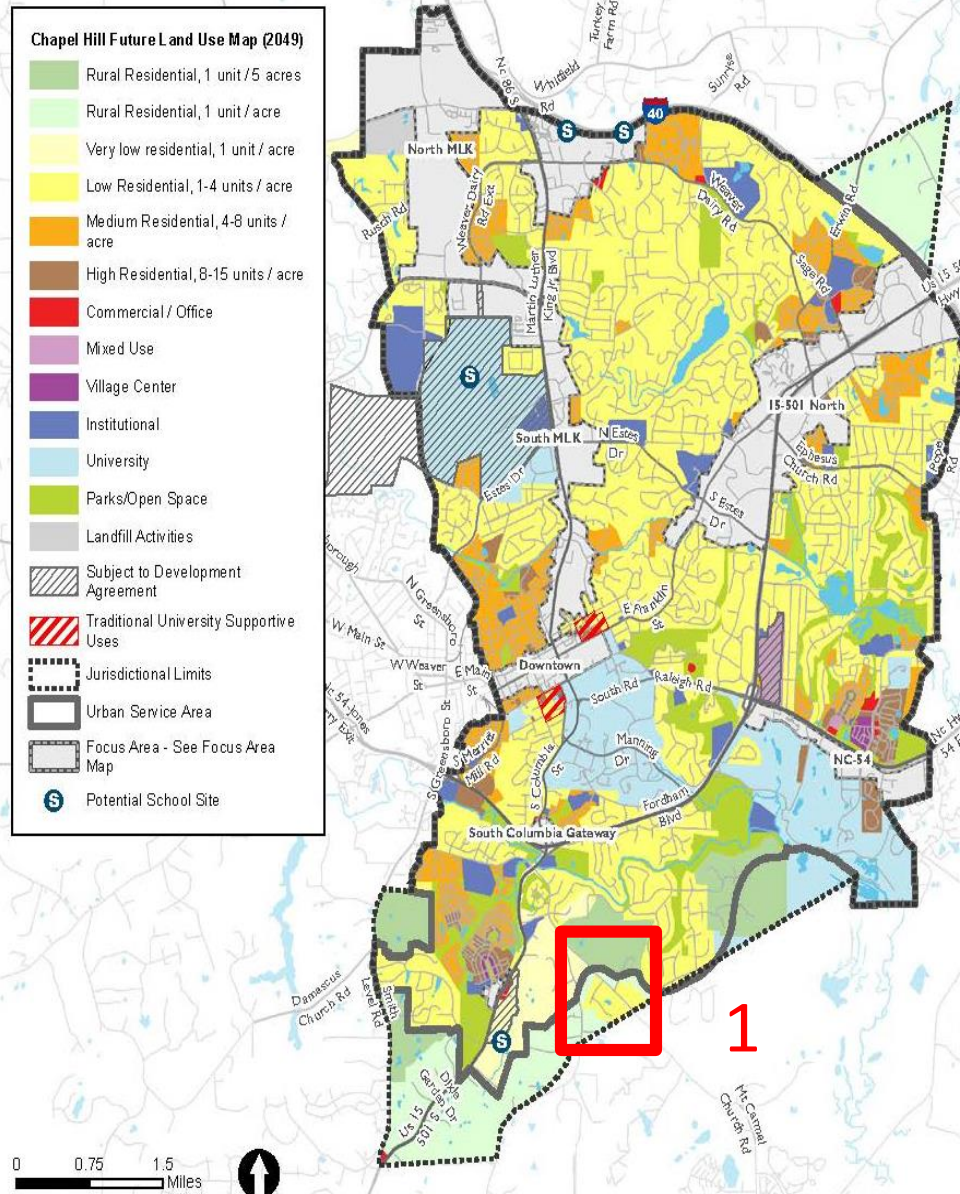
- Definitions for Land Use Categories with photos
- Changes to Land Use Plan from *CH 2020*
 - Eliminated & combined some Land Use Categories
 - Corrected inconsistencies with the Zoning Atlas
 - Replaced Rural Residential 1 unit/2-5 acres with Rural Residential 1 unit/acre
 - Corrected errors on the Land Use Plan

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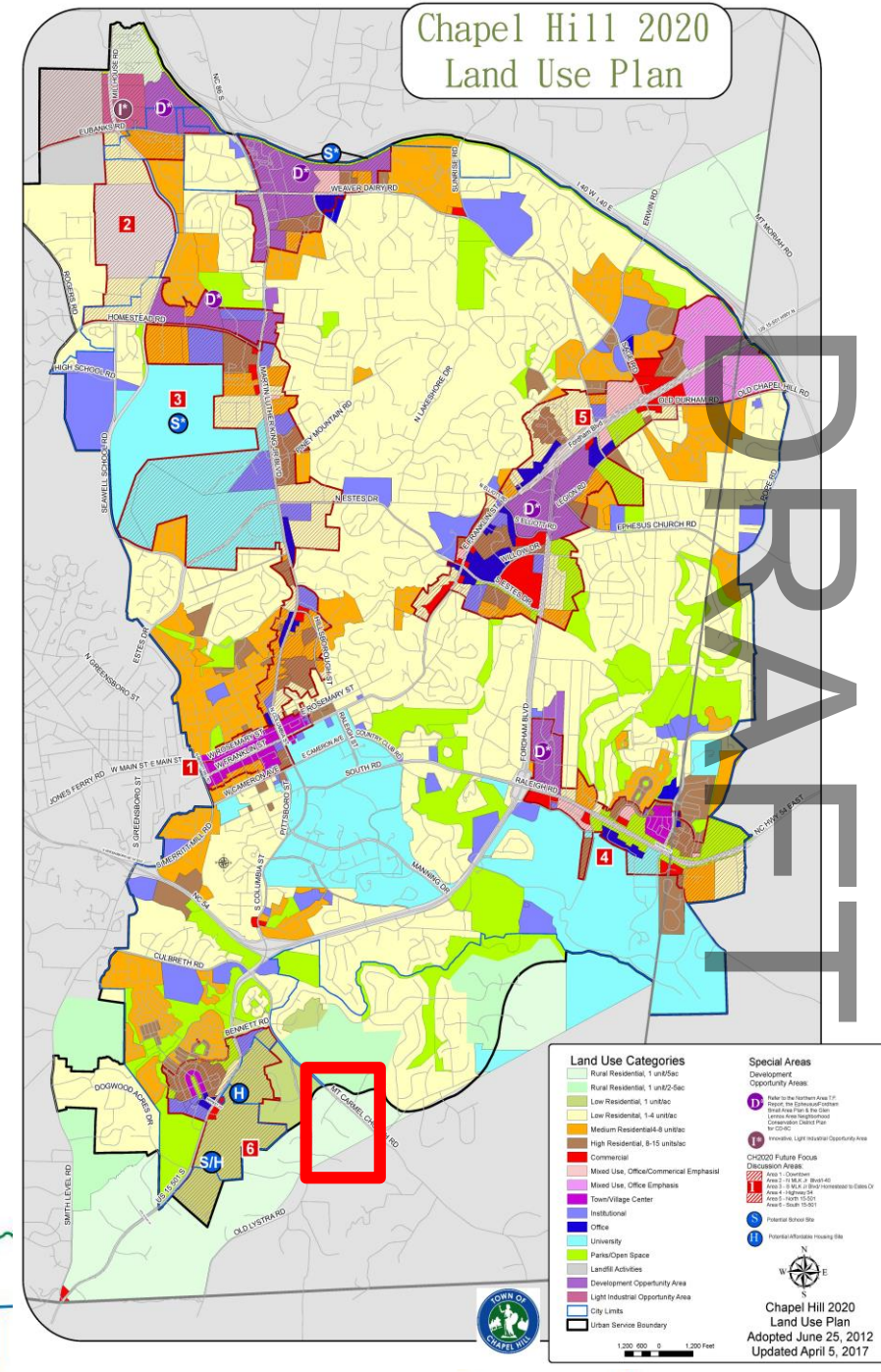
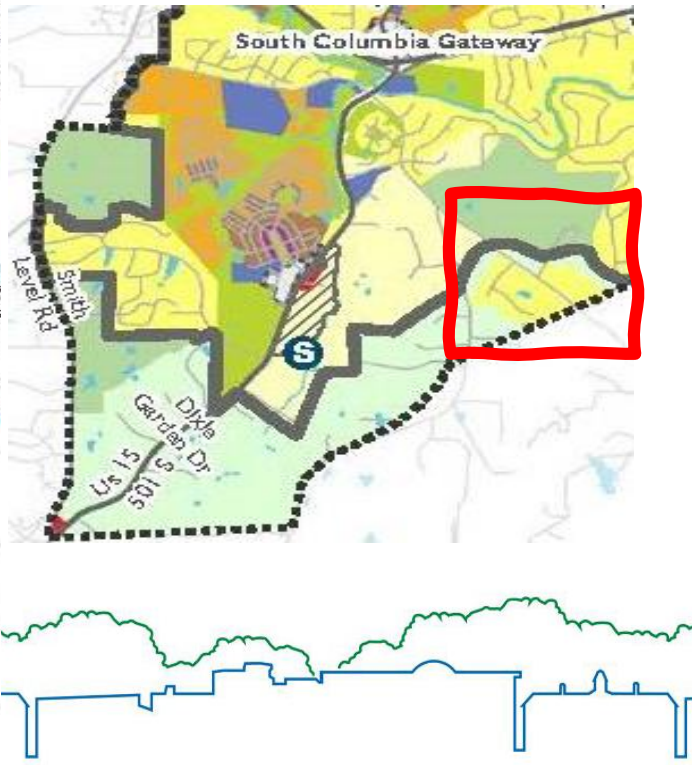


Changes from the Land Use Plan

Future Land Use Map

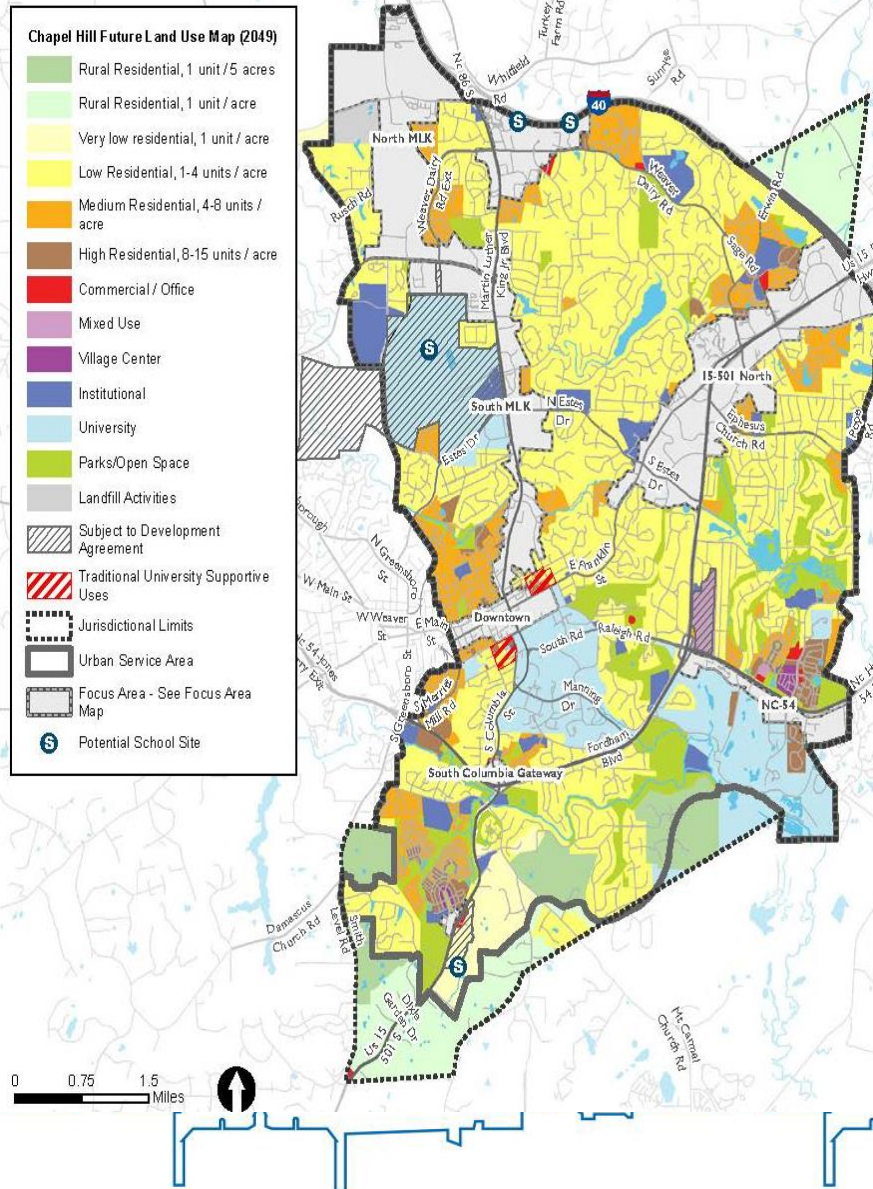


Changed from RR 1 DU/5 acre to Low Residential

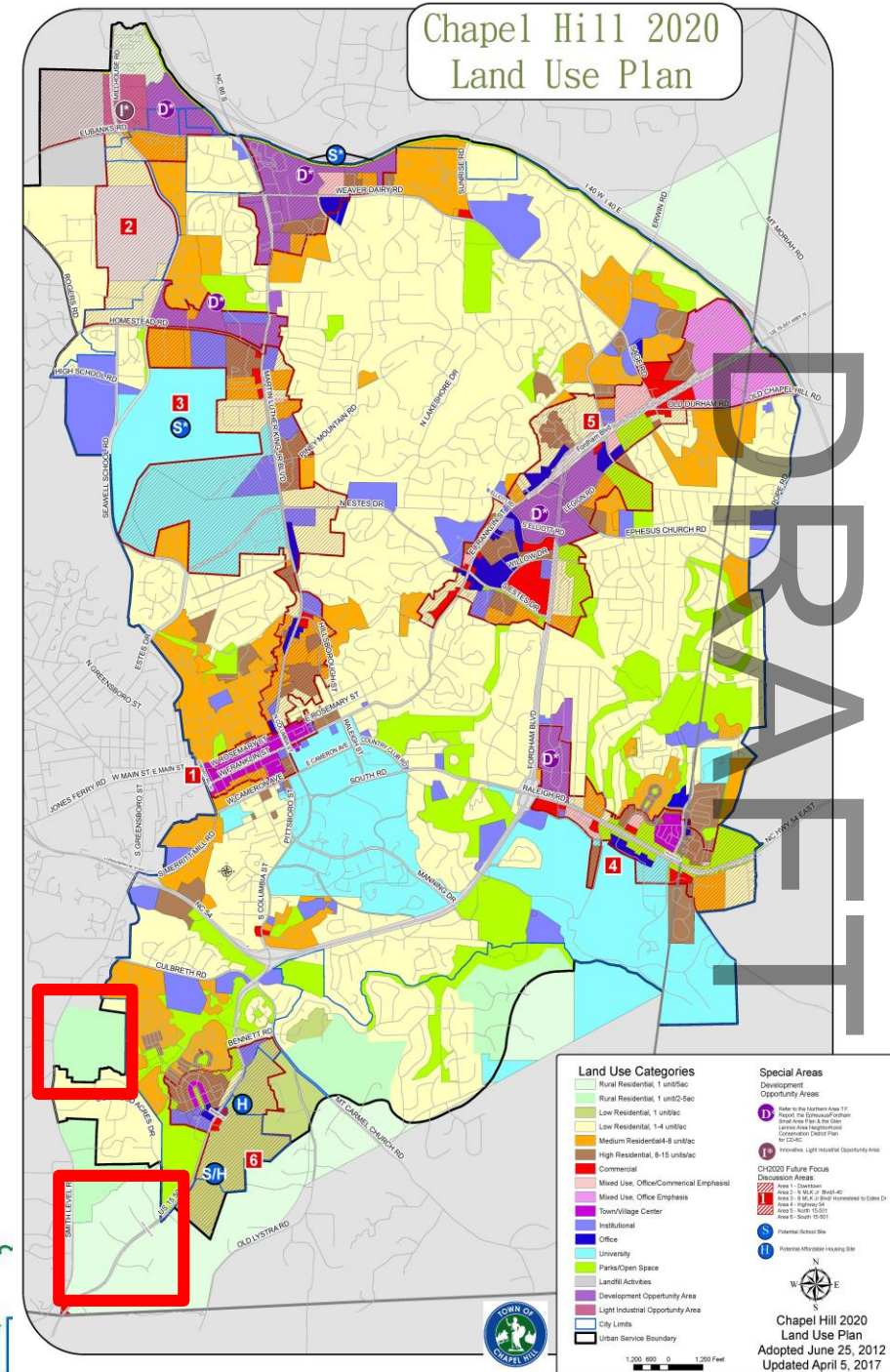
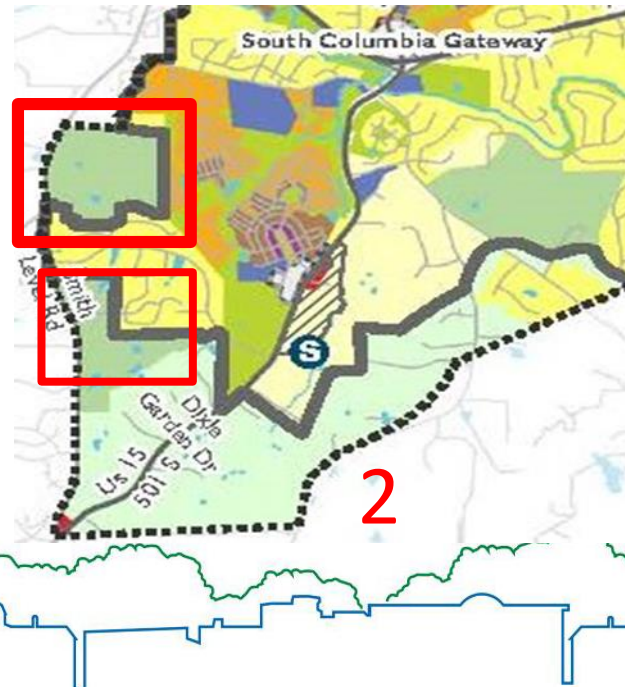


Changes from the Land Use Plan

Future Land Use Map



- Correct error to align these areas with existing zoning
- 1 DU/acre & 1 DU/5 acres



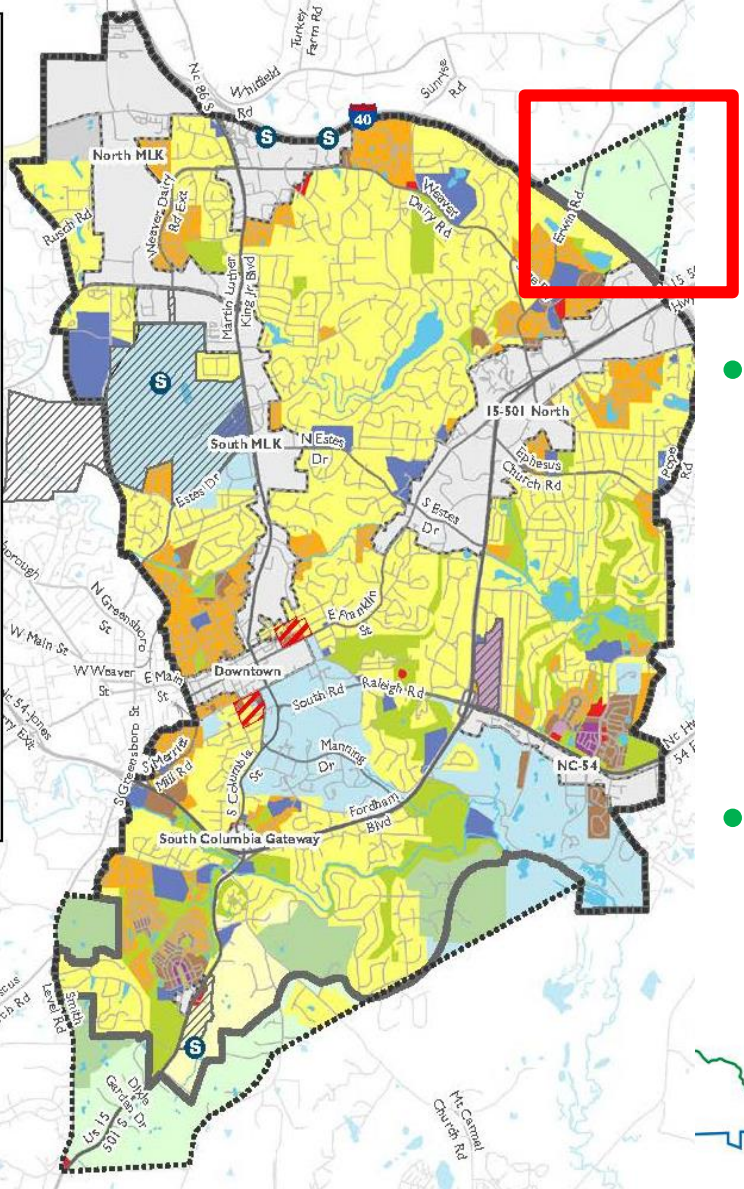
Changes from the Land Use Plan



Future Land Use Map

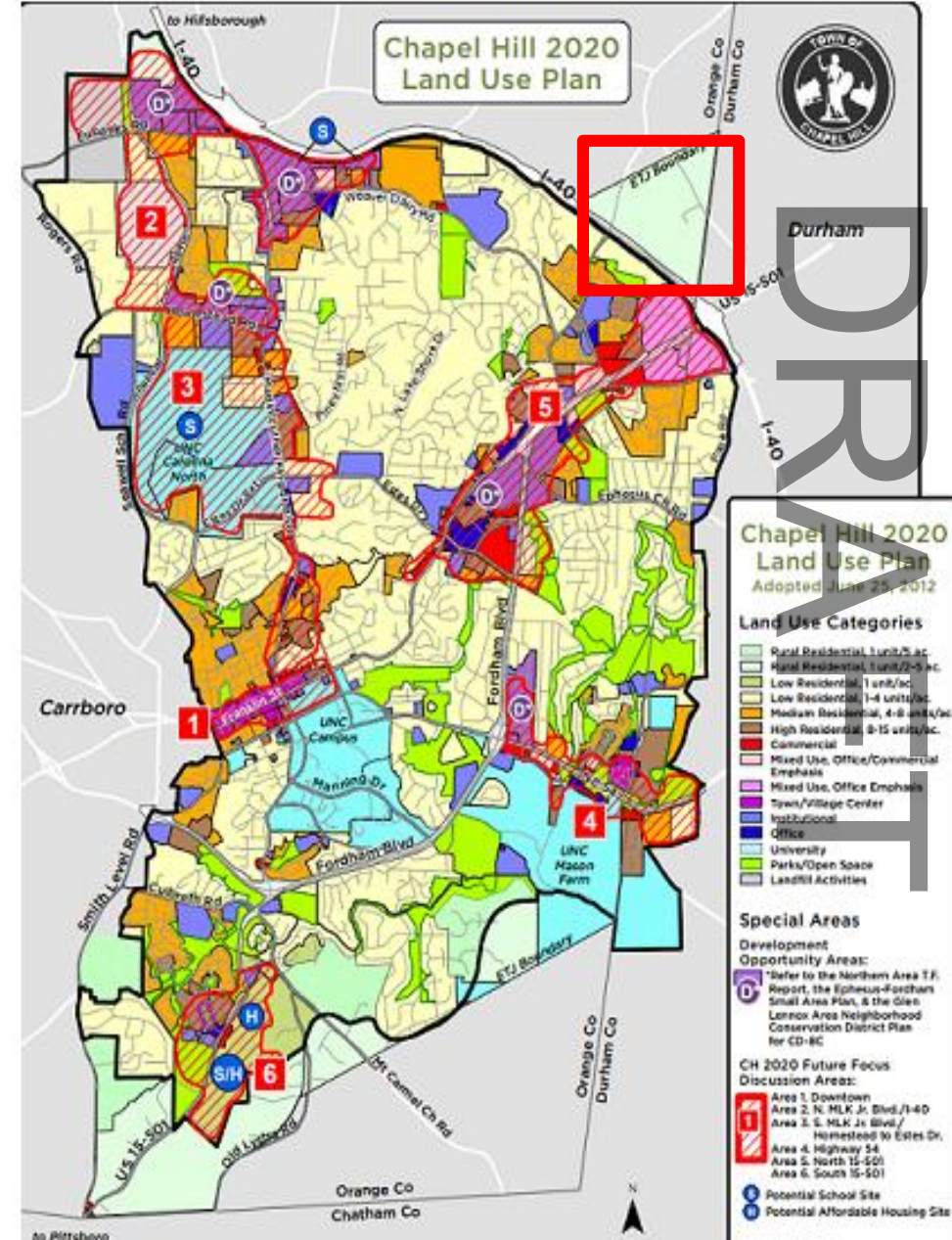
Chapel Hill Future Land Use Map (2049)

- 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
- Landfill Activities
- Subject to Development Agreement
- Traditional University Supportive Uses
- Jurisdictional Limits
- Urban Service Area
- Focus Area - See Focus Area Map
- Potential School Site



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- Align better with existing zoning & parcel size
- 1 DU/acre on FLUM



Chapel Hill 2020 Land Use Plan
Adopted June 25, 2012

Land Use Categories

- Rural Residential, 1 unit/5 ac.
- Rural Residential, 1 unit/2-5 ac.
- Low Residential, 1 unit/ac.
- Low Residential, 1-4 units/ac.
- Medium Residential, 4-8 units/ac.
- High Residential, 8-15 units/ac.
- Commercial
- Mixed Use, Office/Commercial Emphasis
- Mixed Use, Office Emphasis
- Town/Village Center
- Institutional
- Office
- University
- Parks/Open Space
- Landfill Activities

Special Areas

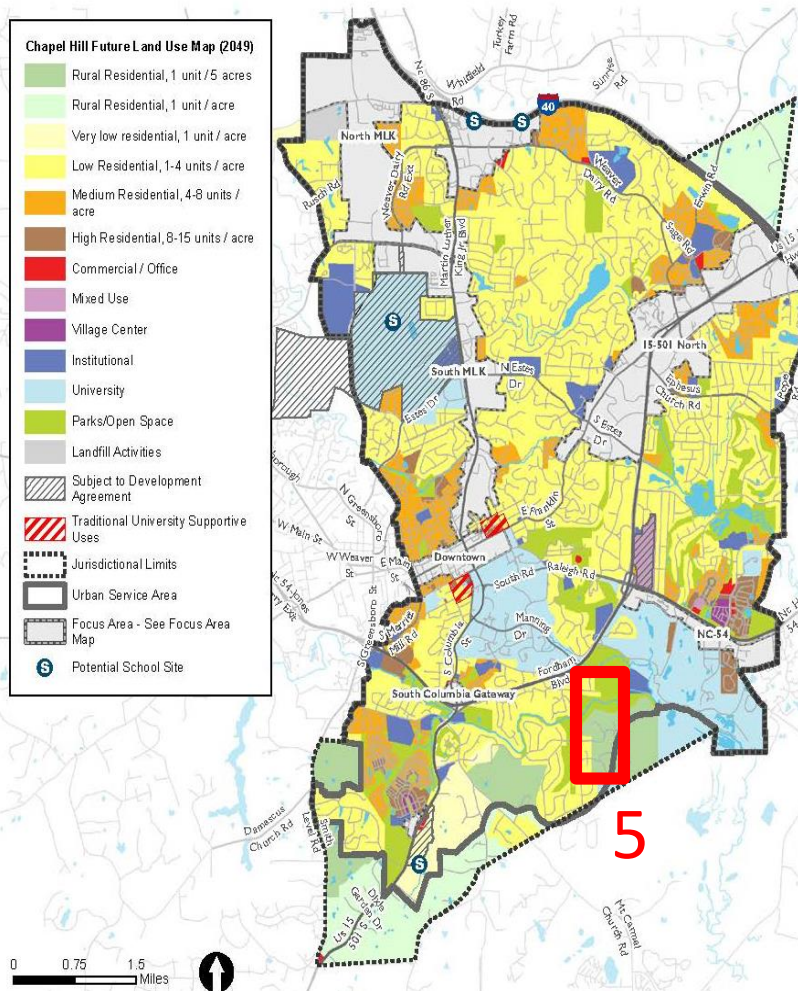
Development Opportunity Areas:

- Refer to the Northern Area T.F. Report, the Ephesus-Fordham Small Area Plan, & the Glen Linnox Area Neighborhood Conservation District Plan for CD-8C
- CH 2020 Future Focus Discussion Areas:
- Area 1. Downtown
- Area 2. N. MLK Jr. Blvd./I-40
- Area 3. S. MLK Jr. Blvd./Homestead to Estes Dr.
- Area 4. Highway 54
- Area 5. North 15-501
- Area 6. South 15-501
- Potential School Site
- Potential Affordable Housing Site

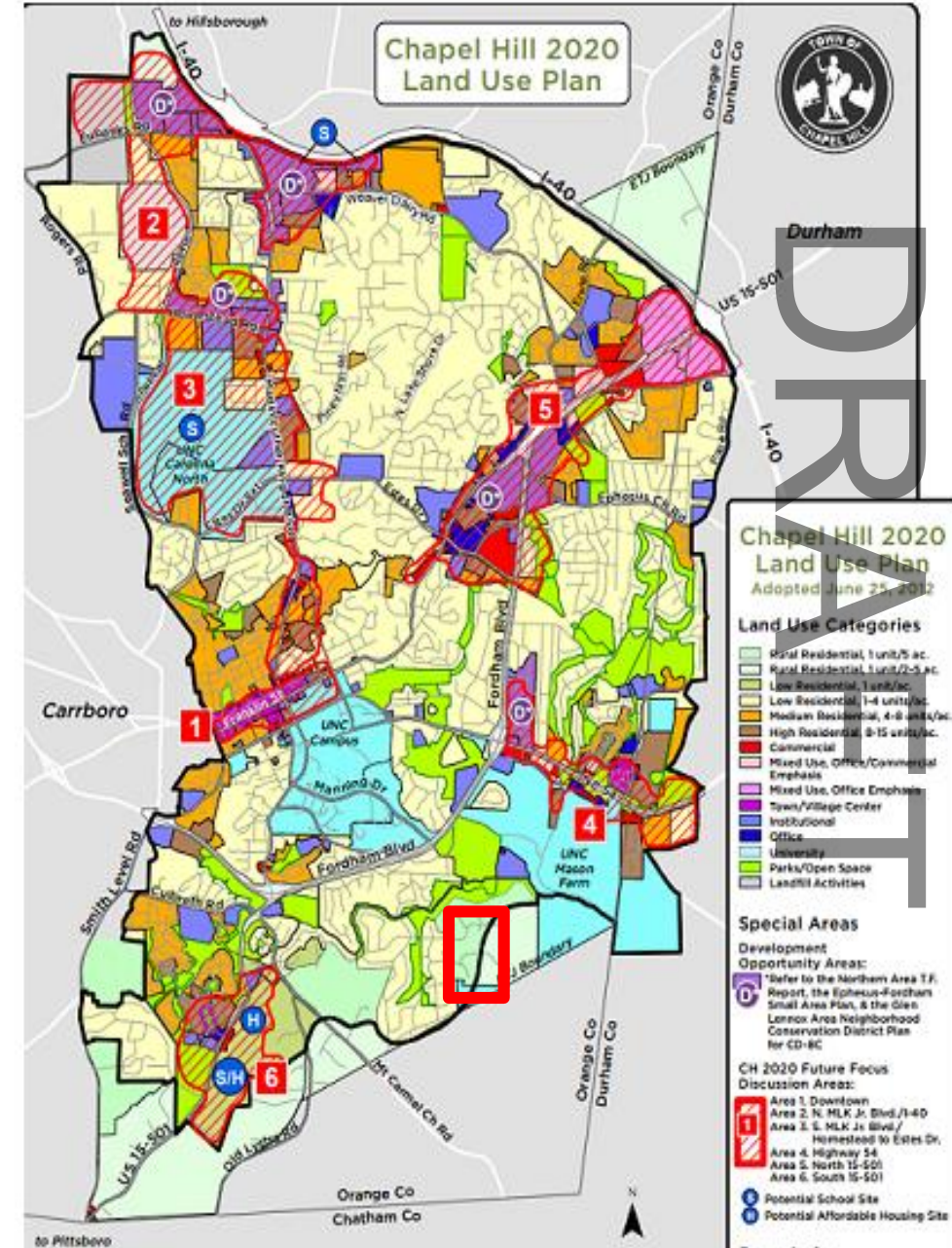
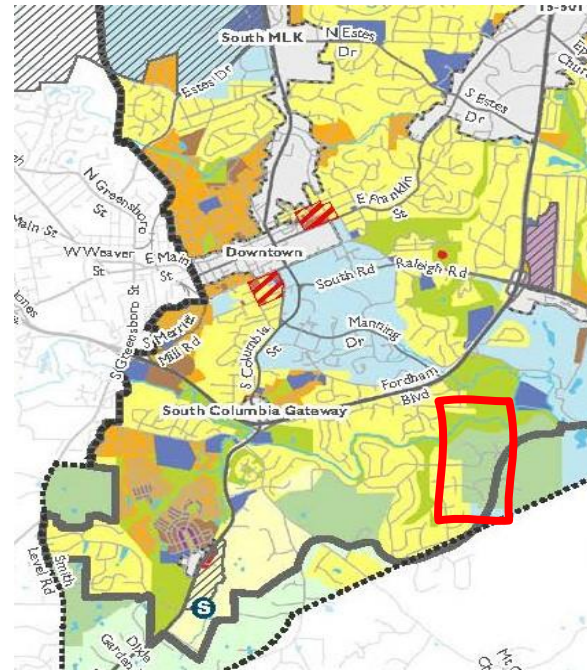
Changes from the Land Use Plan



Future Land Use Map

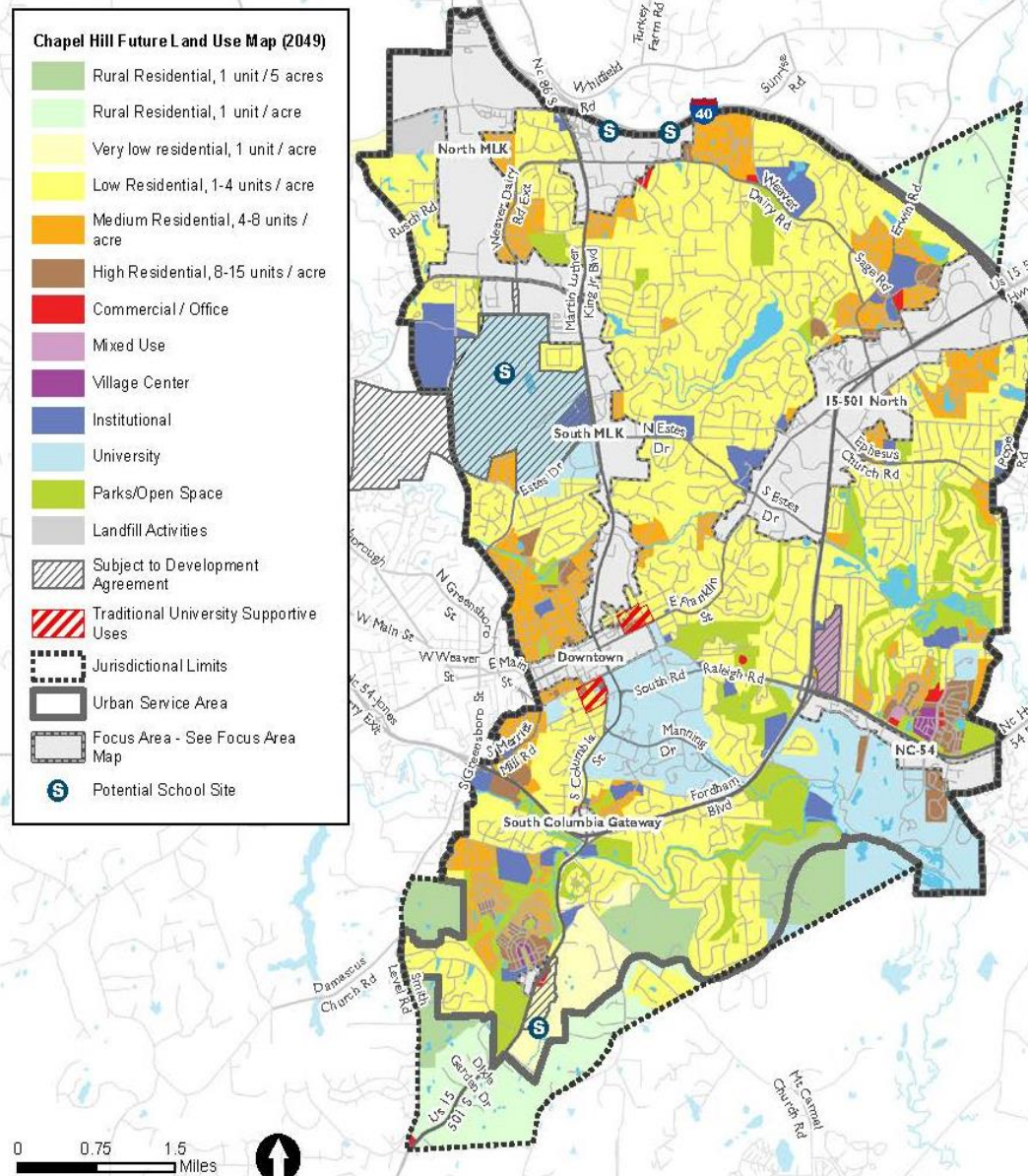


- Align with existing zoning
- 1 DU/5 acres on FLUM

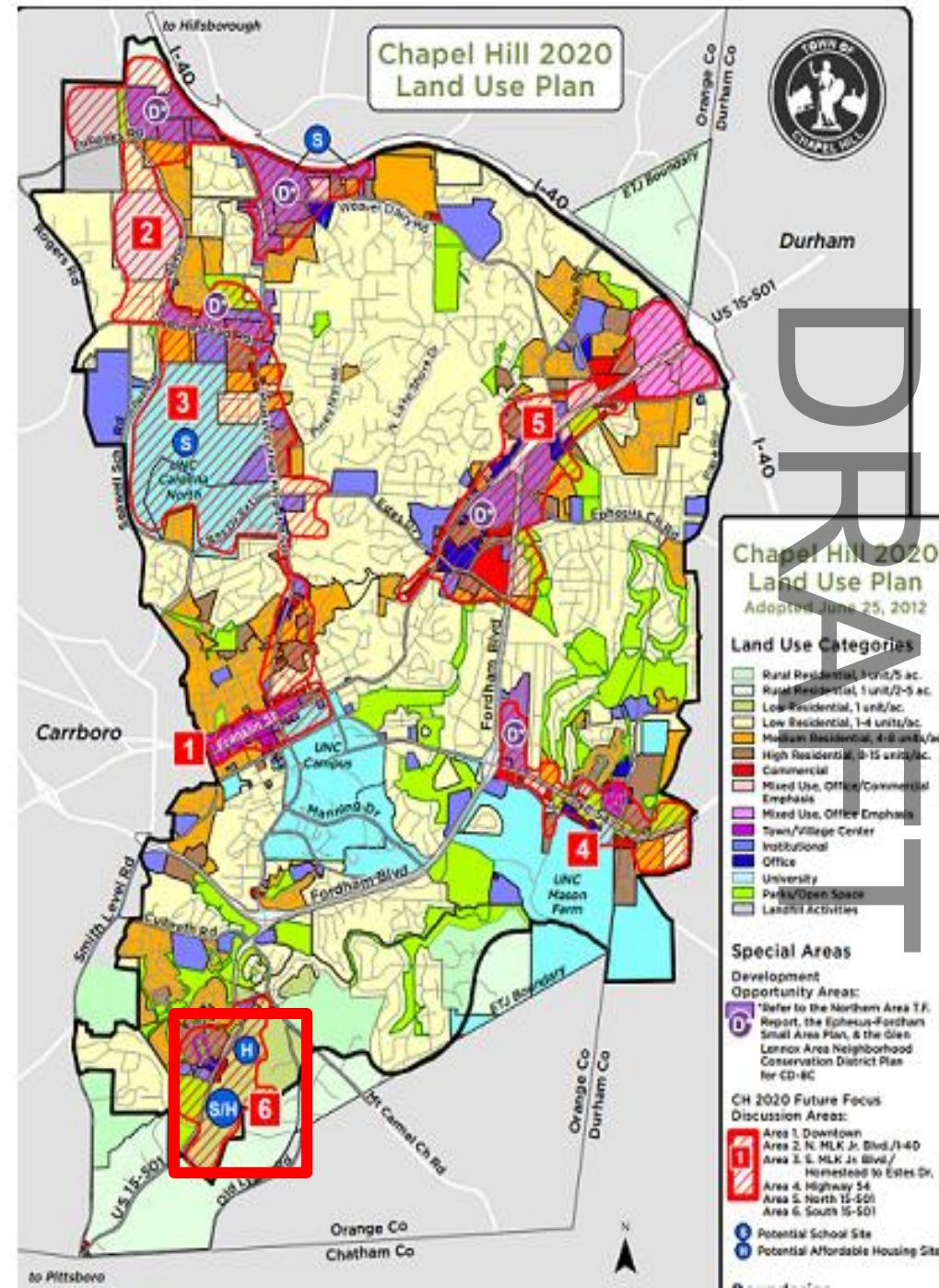


Changes from the Land Use Plan

Future Land Use Map



Removed "H" for Potential Affordable Housing Sites



Next Steps for Charting Our Future

- ❖ Adoption prior to Council's summer break in the schedule of meetings
- ❖ Issue RFP for LUMO Rewrite

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Staff Recommendation:

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