



**COMPLETE COMMUNITY VISION – PUBLIC HEARING FOR THE ADOPTION OF THE COMPLETE COMMUNITY STRATEGY – UPDATE TO CHAPEL HILL 2020**

**SUMMARY REPORT**

TOWN OF CHAPEL HILL  
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<b>MEETING DATE</b> April 19, 2023	<b>APPLICANT</b> Town of Chapel Hill
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**STAFF RECOMMENDATION**

That the Council open the hearing to update the Town’s Comprehensive Plan with the Complete Community Strategy and its components, receive public comments, and continue the hearing to May 24, 2023.

**PROJECT OBJECTIVE**

The Complete Community Strategy has several objectives including:

- To begin to the process of building consensus about where and how to build
- To determine where complete community’s can be advanced, exploring trade-offs and opportunities
- To identify a viable project

**PROJECT OVERVIEW**

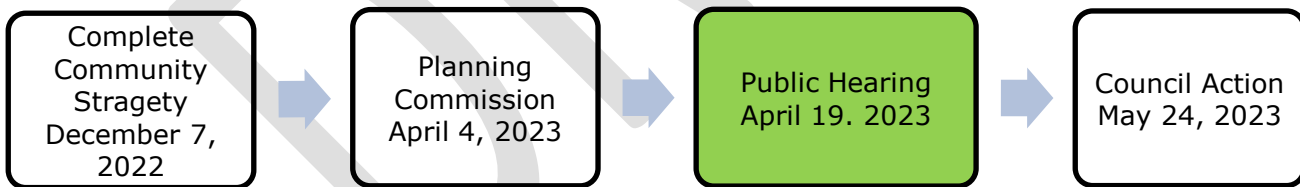
The Complete Community Strategy was a Council-led initiative to determine a new approach toward housing creation in Chapel Hill. The strategy details how Chapel Hill can purposefully grow to meet the projected housing needs. The Council adopted a resolution endorsing the Complete Community Strategy on [December 7, 2022](#)<sup>1</sup> acknowledging that an amendment to the Town’s Comprehensive Plan, Chapel Hill 2020, would need to occur to incorporate the Strategy into the Plan.

**DECISION POINTS**

Does the Council agree with the following steps:

- Update the Town’s Comprehensive Plan with Complete Community Framework as the guiding vision
- Update the Town’s Comprehensive Plan to include the Everywhere to Everywhere Greenways Plan.
- Initiate the Everywhere to Everywhere Greenway pilot project by pursuing federal funding and providing updates to the Council on resource needs for implementation through the 5-year budget strategy and annual budget processes.
- Initiate the Midtown (short-term) Pilot Project and the Parkline (long-term) pilot project.
- Develop a process for regular reporting by staff on implementation status should the Council and community can track progress on implementation.

**PROCESS**



**ATTACHMENTS**

1. Technical Report
2. Draft Staff Presentation
3. Resolution A
4. Planning Commission Recommendation
5. Draft Complete Community Strategy, Amendment to Chapel Hill 2020
6. Draft Natural Areas Map, Amendment to Chapel Hill 2020
7. Draft Everywhere to Everywhere Greenways Map, Amendment to Chapel Hill 2020
8. Design Manual

<sup>1</sup> <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=5955330&GUID=C74831CF-A66F-46CC-BC7D-762C09193961>



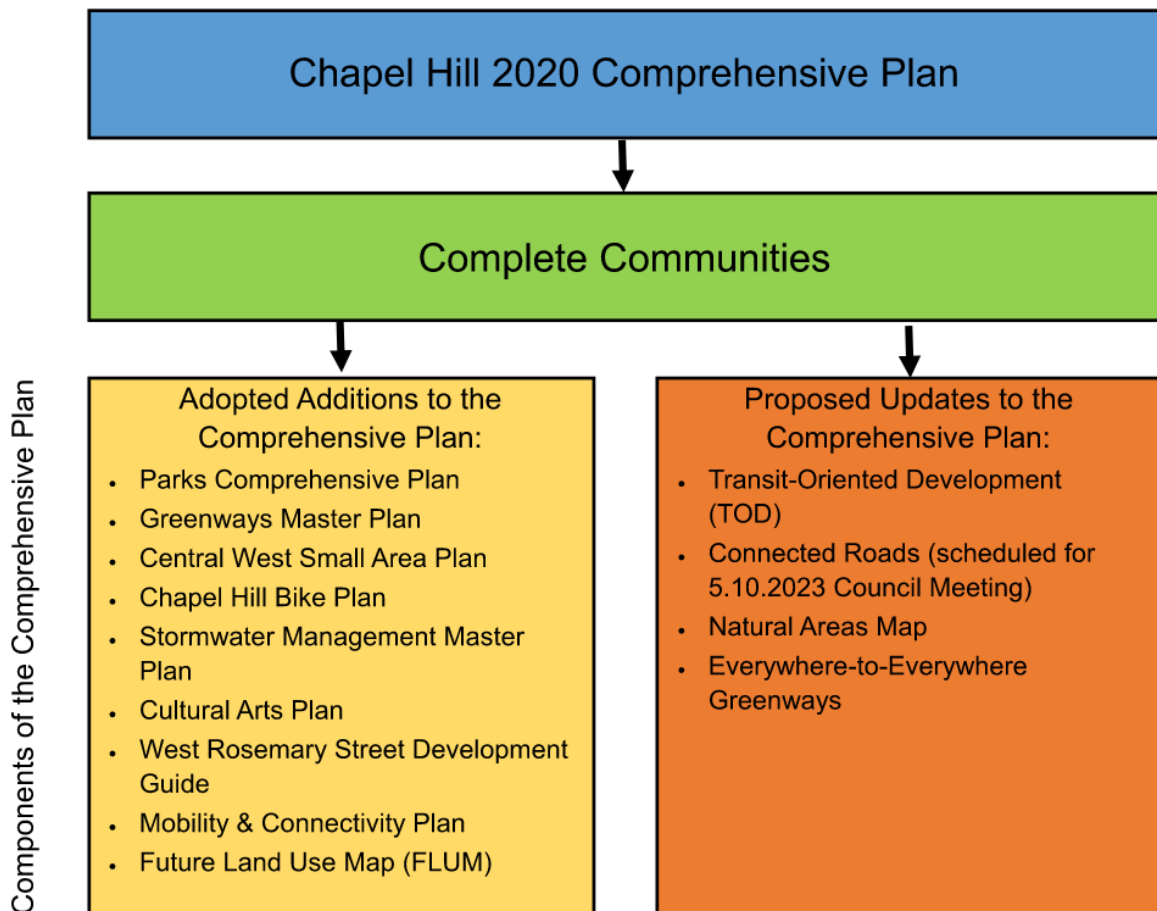
# TECHNICAL REPORT

## KEY CONSIDERATIONS

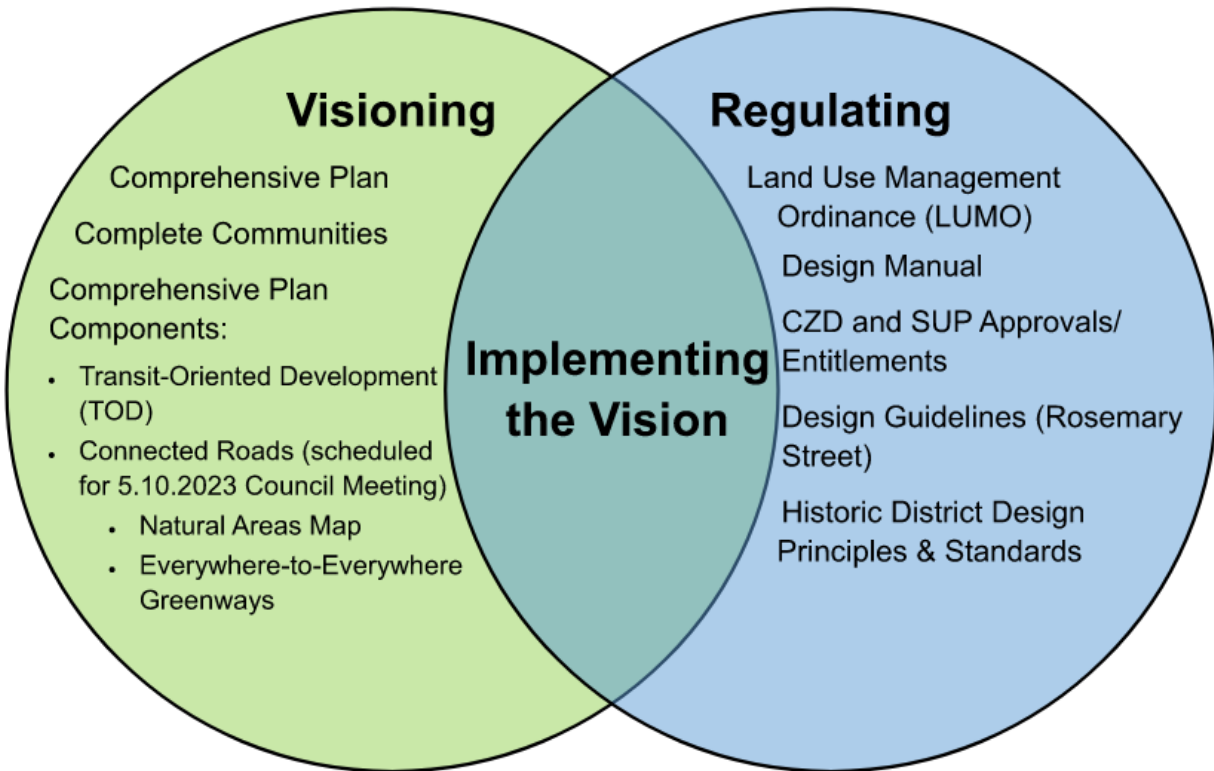
1. Planning Commission: At the April 4, 2023 Planning Commission meeting, the Commission recommended.....

## ELEMENTS

The Chapel Hill 2020 Comprehensive Plan was adopted in 2012 is a framework for the community and for the Town in managing Chapel Hill's future. Since 2012, many new components to the Town's Comprehensive Plan have been adopted.



The relationship between the 2020 Comprehensive Plan and its components is shown in the graphic below. The Comprehensive Plan is a series of visionary documents where the Council details its policies and visions. The implementation of the Council's vision is through the Land Use Management Ordinance (LUMO) and other regulating plans like the Design Manual.



Tonight, we bring forward the following new elements:

1. Complete Community Strategy: The Complete Community Strategy expands the vision of the 2020 Comprehensive Plan and weaves together the various plan elements that have amended the 2020 Comprehensive Plan since its adoption in 2012. The Complete Community Strategy document details the vision of the Town's Comprehensive Plan and provides a road map that guides future decisions about how the Town should evolve over time.

The key tenets of the Complete Community Strategy include:

**Assets:** Qualities of Chapel Hill that make it a unique and desirable place. Decisions about the future should be made to protect and enhance these elements.

**Design Attributes:** Qualities of the physical environment in Chapel Hill has and desires to provide more of to the people who live, work, and visit the community. Creating connected, attractive, human-scaled places supports climate goals and a more inclusive community

**Programs & Amenities:** Strategies to attract, support, and provide the programs and amenities that people in the community need and desire on an everyday basis supports an active, complete, and vibrant place.

**Social Equity Drivers:** Qualities of a place for everyone that provides equitable access to the necessities and amenities that support a healthy, safe, and fulfilling community.

A Complete Community includes:

- diversity of housing types (both rental and ownership opportunities);
- live/work/learn/play in the same walkshed;
- Abundant active transportation and transit connections
- Designed for walking and cycling
- Pedestrian-oriented design
- Mixed-use buildings including housing, community, office, and retail uses

As the Town reviews new development applications for compliance with the Town's Comprehensive Plan, the tenets of the strategy (social equity drivers, assets, programs and amenities, and design attributes) provide a strategic approach to growth.

2. Natural Areas Map: The Natural Area Suitability Analysis attempts to identify areas within the Town's Jurisdictional Limits that exhibit characteristics consistent with criteria defining natural habitat. The criteria are diverse and were separated into one of three sub-models: Natural Habitat, Hydrology and Land Use/Land Cover.

The Town developed the Natural Areas Map to balance the competing goals of development with environmental protection. This map identifies the existing environmental resources in Chapel Hill. The objectives of the map include:

- Balance development with conservation
- Preserve and enhance the ecology, natural resources, and habitats
- Encourage forest and mature tree protection
- Habitat corridors

Three sub-models, Natural Habitat, Hydrology, and Land Use/Land Cover, were developed with suitability scores ranging from 1 to 10. Attached is a technical document describing these three sub-models. Once the sub-models have been run, the results are weighted relative to each other and incorporated into a composite suitability analysis.

3. Everywhere to Everywhere Greenways Map: Town staff have reviewed the corridors identified by the Keesmaat Group and how they relate to the facilities proposed in the Mobility and Connectivity Plan. After a desktop review for technical feasibility, Town staff recommend adding 14 new segments of greenway totaling 6.5 miles to the Mobility and Connectivity Plan. Staff is bringing this forward along with Complete Community updates to the Comprehensive Plan.

## **ADDITIONAL CONSIDERATIONS**

Town staff have been working to address necessary changes to the Town's Design Manual.

Design Manual: The Design Manual, last approved in 2005, has been updated to reflect the changing conditions. The updated draft Design Manual has been attached for Council's information.