

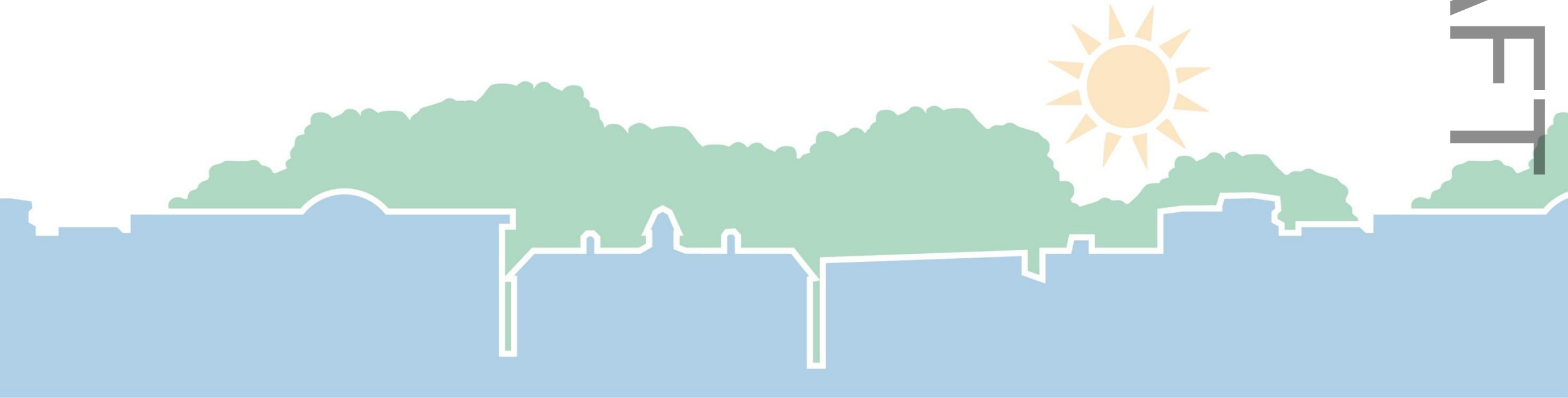
# Town Council

Charting Our Future – Public Hearing –  
Adoption of Future Land Use Map (FLUM) -  
Update to Chapel Hill 2020

**October 28, 2020**



DRAFT





# Staff Recommendation

That the Council:

- Open the public hearing to update the Town's Comprehensive Plan with the Future Land Use Map & its components, receive public comment, close the public hearing, & allow written public comment for twenty-four (24) hours following the closing of the public hearing ([future@townofchapelhill.org](mailto:future@townofchapelhill.org))
- Provide any additional input on the FLUM – Update to *Chapel Hill 2020*, dated October 2020

DRAFT

# How Chapel Hill Began the Journey to Chart its Future



Sal Musarra, K-H

Jonathan Whitehurst, K-H

DRAFT





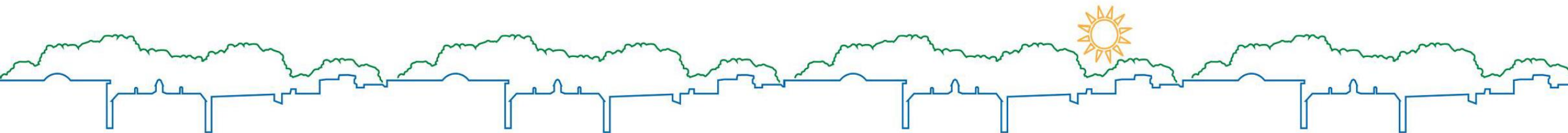
# How Chapel Hill Began the Journey to Chart its Future

- Kicked Off the Charting Our Future Project in May of 2018



# How Chapel Hill Began the Journey to Chart its Future – Summer of 2018

- Multi-Day Charrette
- Office Hours at U Place
- Online Survey
- Attendance at Community Events

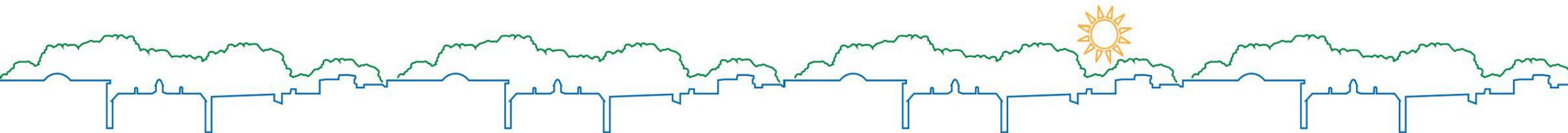


# How Chapel Hill Began the Journey to Chart its Future – Summer/Fall of 2019



- Open Studio Days
- Focus Groups
- Public Meeting
- Attendance at Community Events

DRAFT

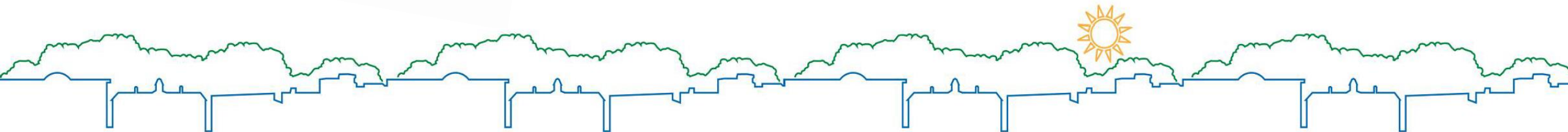
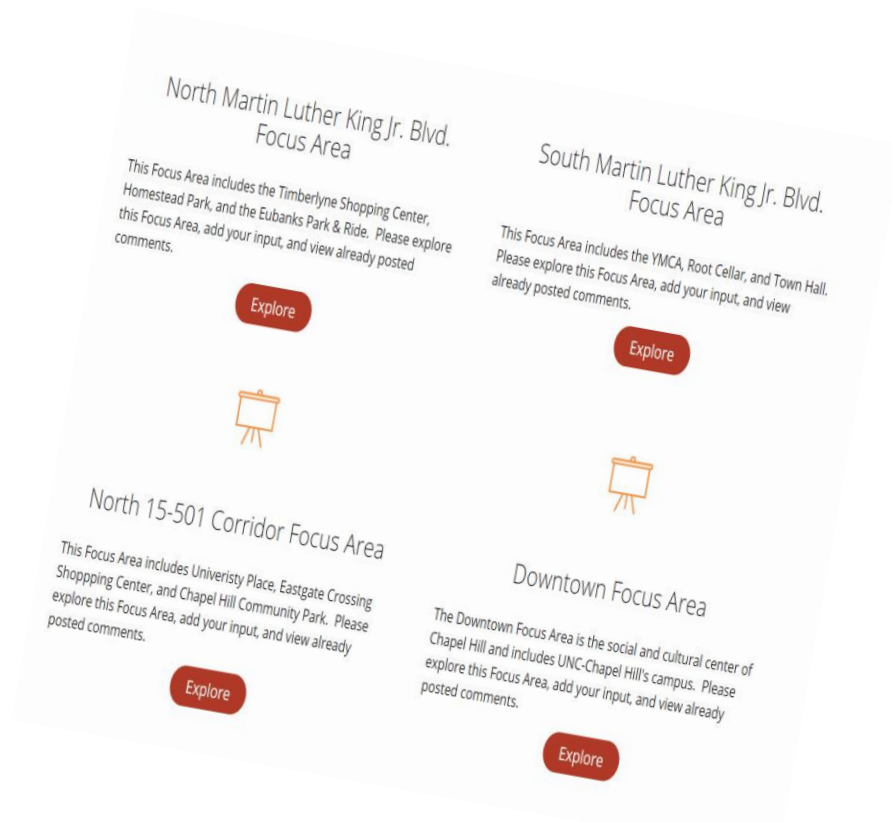




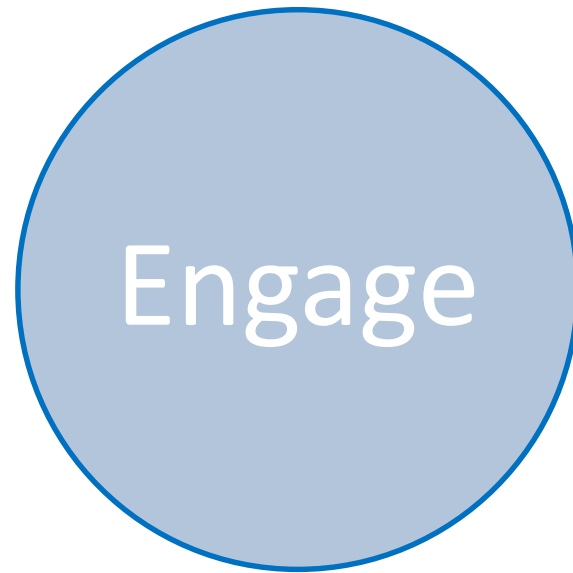
# How Chapel Hill Began the Journey to Chart its Future – Summer 2020

DRAFT

- Digital Community Workshop
- Virtual Public Meeting
- Online Board/Commission Input



# Charting Our Future – Phase I



In Person  
Opportunities ~ **84**



Digital  
Participants  
~ **1600**



Council/CCES  
Meetings ~ **20**

DRAFT







# Components of the Future Land Use Map

- Explanation of the Future Land Use Map & Its Components
- Guiding Statements
- Future Land Use Map (2050)
- Map Book
  - Resiliency Assessment Maps (Flooding & Extreme Heat)
  - Long Term Network Facilities Map (Mobility & Connectivity Plan)
  - Existing Habitat & Potential Connections
- Individual Focus Area Maps with Focus Area Principles

DRAFT



# FLUM & *Chapel Hill 2020*

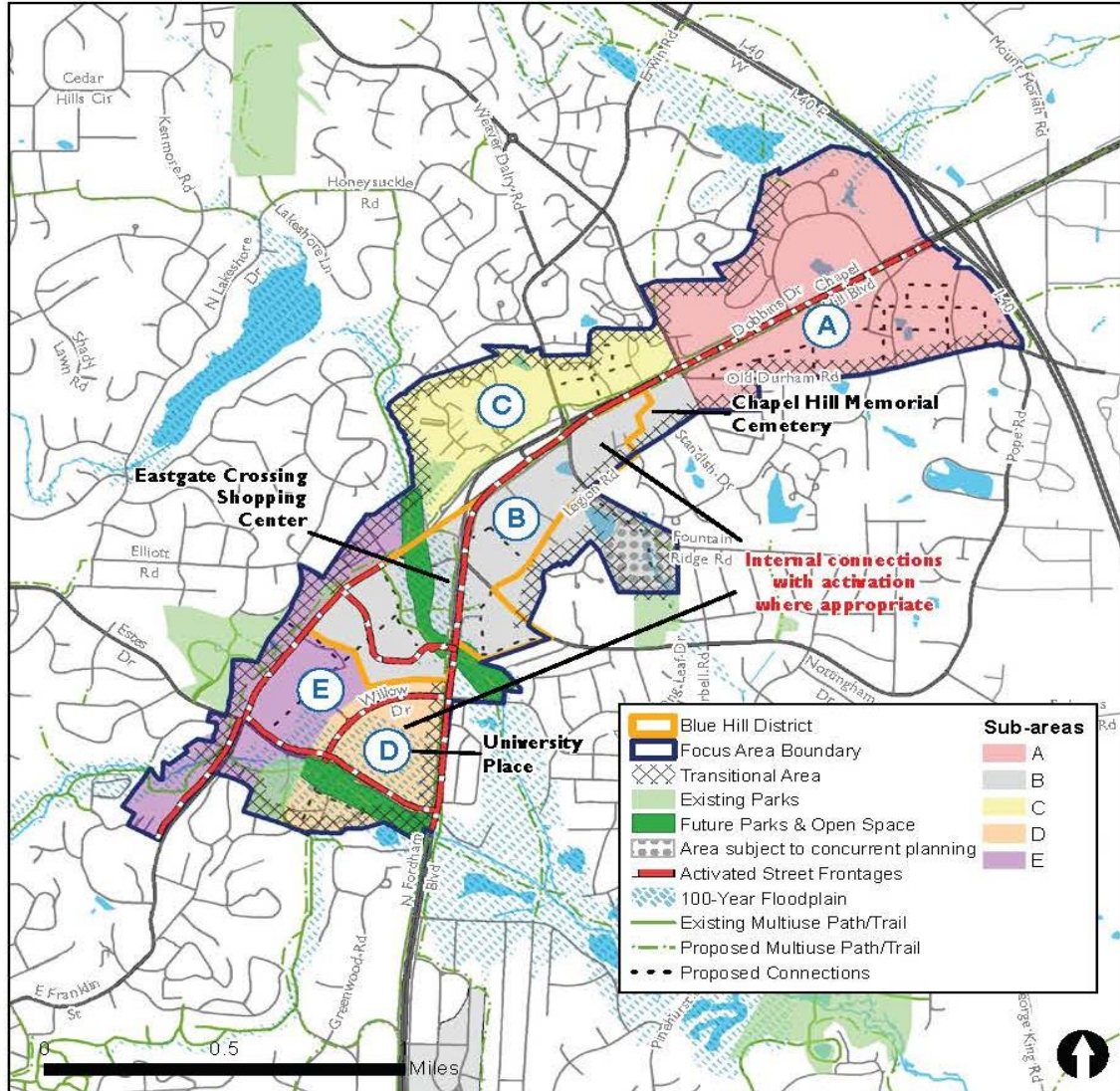
- Future Land Use Map (2050)
- Focus Area Maps

Replace Land Use Plan  
in *Chapel Hill 2020*

All other aspects of *Chapel Hill 2020* remain unchanged

DRAFT

# Changes to the FLUM – N. 15-501



● Primary (predominant land uses)
 ○ Secondary (appropriate, but not predominant)
 ○ 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	○	○	○	○	○
Typical Height	4-6 stories	4 stories	4 stories	4-6 stories	4-6 stories
Transitional Area Height	Up to 4 stories	Up to 4 stories	Up to 4 stories	Up to 4 stories	Up to 4 stories
Activated Street Frontage Height	6 stories	6 stories	6 stories	6 stories	6 stories

Note: Each story is approximately 12 feet tall, but height may vary based on many factors. While suggested heights are noted above, determining the appropriate height for each site will require careful examination of the site and its surrounding context.

## 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 off-street 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 street 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, which includes pedestrian/bicycle facilities as well as greenways. When creating active frontages, it must be recognized that appropriate activation will differ by place and circumstance.

### Transitional Area

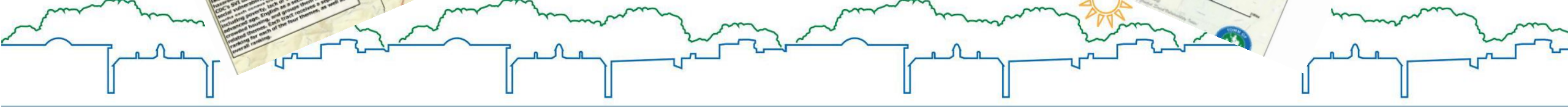
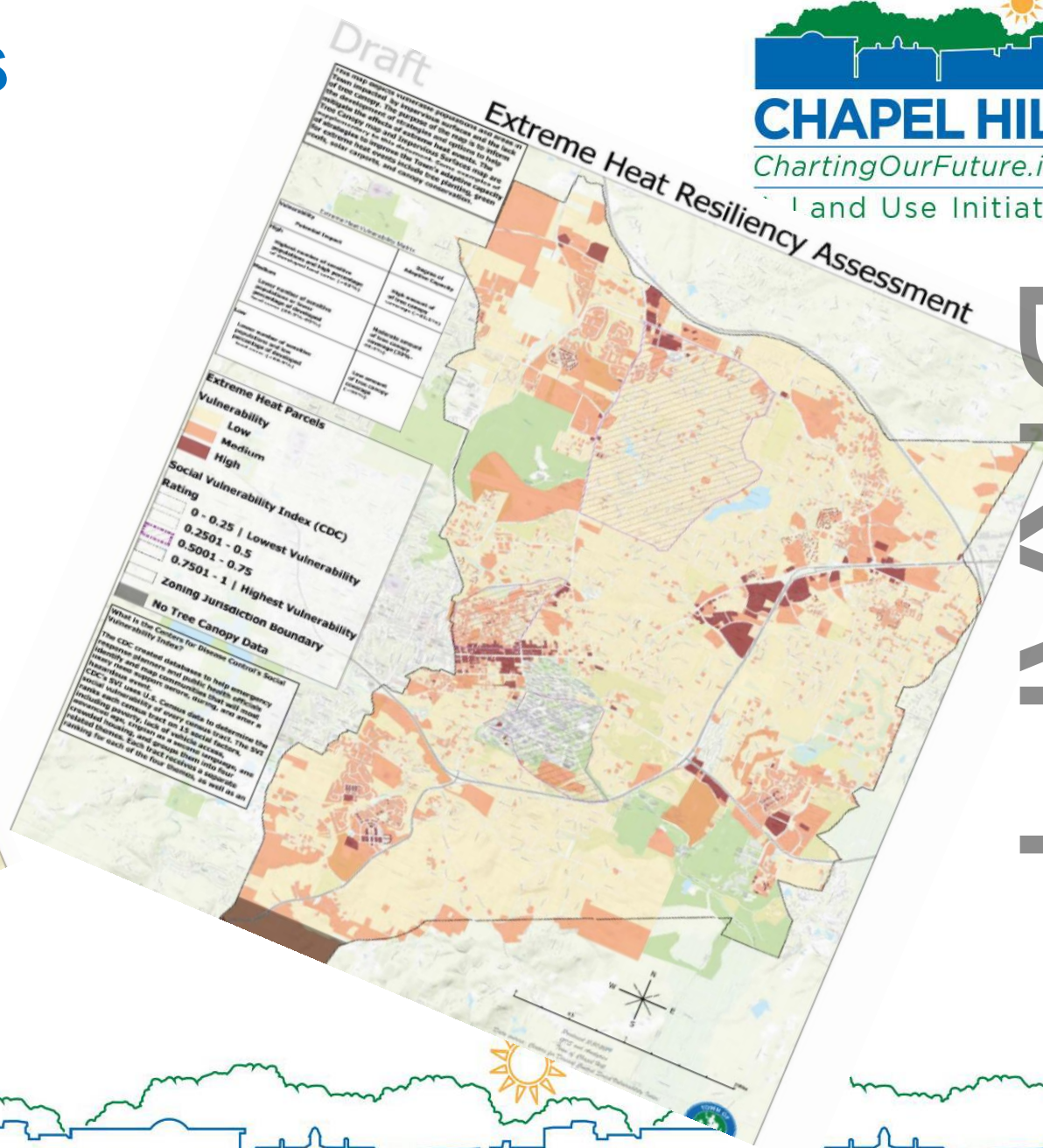
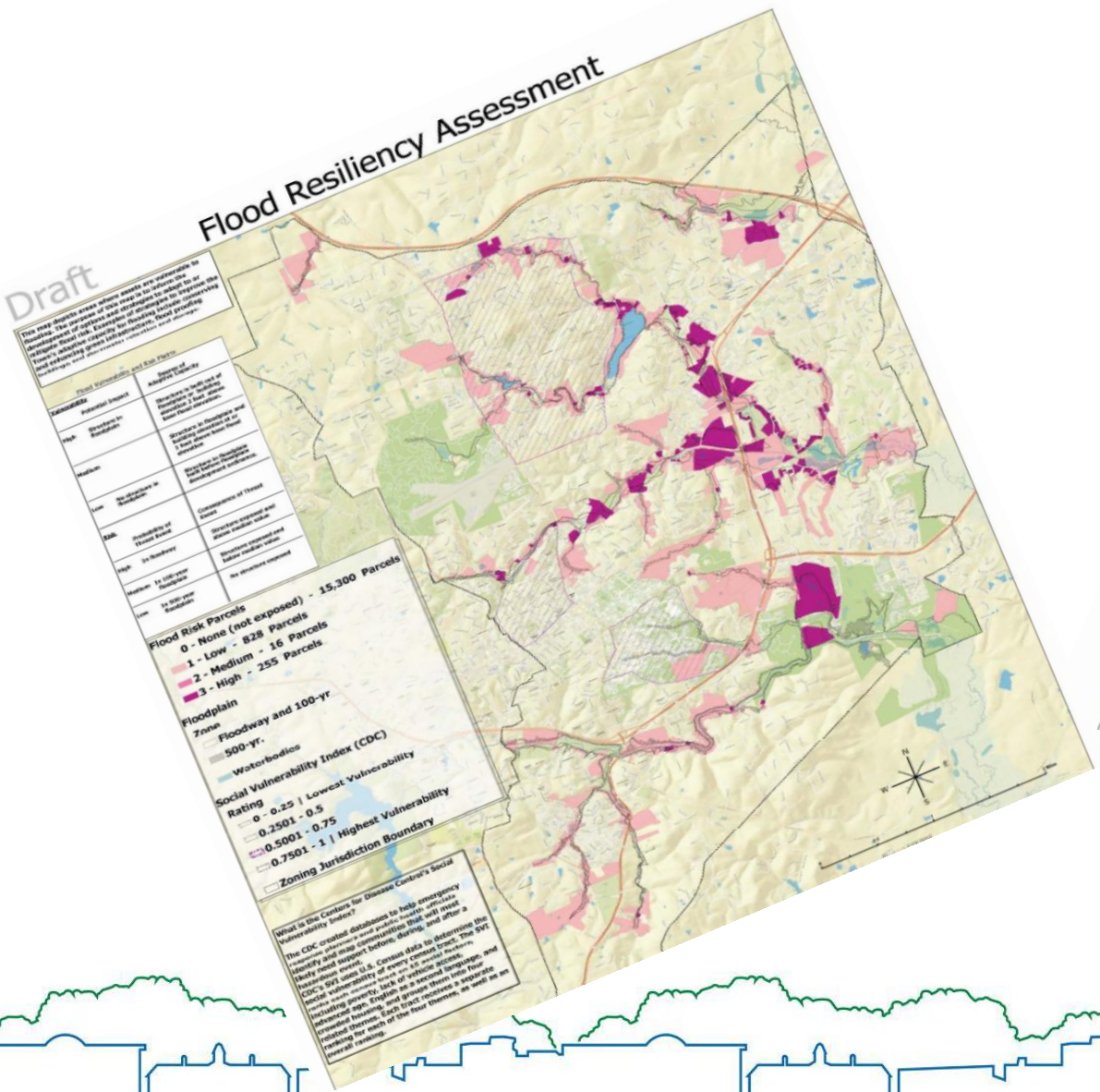
This Focus Area strives for harmonious transitions between different types and intensities of land uses as well as built form to help mitigate undesirable impacts that a development might have on an adjacent site or use. The Transitional Area is intended to identify areas where lower-intensity land uses or development patterns may be appropriate between higher-intensity development and single-family neighborhoods. Appropriate transitional

DRAFT



# FLUM – Resilience Maps

DRAFT





# Next Steps for Charting Our Future

## Path to FLUM adoption:

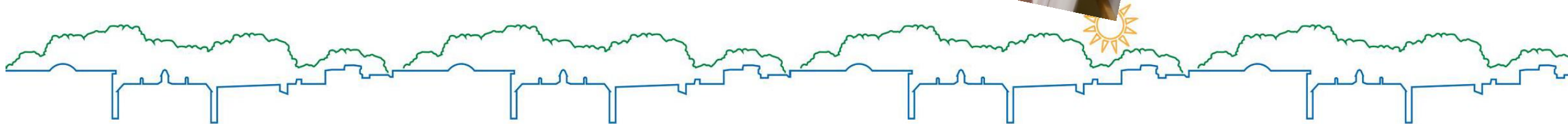
- **Town Council consideration for adoption**  
**11/18/2020**

## Following FLUM adoption:

- **Interactive PDF of FLUM**
- **FLUM Map App**



DRY  
A





# Staff Recommendation

That the Council:

- Open the public hearing to update the Town's Comprehensive Plan with the Future Land Use Map & its components, receive public comment, close the public hearing, & allow written public comment for twenty-four (24) hours following the closing of the public hearing ([future@townofchapelhill.org](mailto:future@townofchapelhill.org))
- Provide any additional input on the FLUM – Update to *Chapel Hill 2020*, dated October 2020