



BLUE HILL DESIGN GUIDELINES

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES

Ben Hitchings, Director

John Richardson, Community Resilience Officer

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PROPERTY ADDRESS	COMMISSION MEETING DATE	APPLICANT
Blue Hill District (see Area Map)	April 3, 2018	Town of Chapel Hill
STAFF RECOMMENDATION That the Planning Commission review and make a recommendation to the Town Council on adoption of the Blue Hill Design Guidelines		
STAFF ANALYSIS The proposed action is for adoption of Design Guidelines and approval of associated changes to the Form-Based Regulations applicable to the Blue Hill District (LUMO 3.11).		
PROCESS The Design Guidelines and associated Text Amendments (see separate agenda item) are before the commissions seeking a recommendation to Council. The dates of the advisory commissions are: <ol style="list-style-type: none"> 1) March 27 - Community Design <i>Charge: To assist the Council in guiding the Town's vision on aesthetics, character, and function to focus community growth through advice, advocacy and implementation of the Council's policies and review of proposed development in key areas of the community.</i> 2) April 3 - Planning Commission <i>Charge: To assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.</i> A Council Public Hearing on the Design Guidelines is anticipated for April 18, 2018.		DECISION POINTS <ul style="list-style-type: none"> Adoption of Blue Hill Design Guidelines
PROJECT OVERVIEW The purpose of the project is to establish a common understanding of design principles that can promote a walkable and 'green' character in the Blue Hill District. The Blue Hill Design Guidelines will serve as a tool for the Community Design Commission to use in determining the appropriateness of design proposals in the District. <p>The Town has engaged Winter & Company to develop and refine the attached Blue Hill Design Guidelines, Final Draft.</p> <p>The attached Consolidated Board and Commission Comments includes changes made to the Final Draft based on review of the November 2017 draft, along with edits that will be made to the Final Draft before the public hearing and items for further consideration.</p>		BLUE HILL AREA MAP
ATTACHMENTS <ol style="list-style-type: none"> 1. Blue Hill Design Guidelines, Final Draft 2. Consolidated Board and Commission Comments 3. Recommendation of the Community Design Commission 		