



# AMENDMENTS TO FORM DISTRICT REGULATIONS ASSOCIATED WITH BLUE HILL DESIGN GUIDELINES AND CHAPEL HILL MOBILITY PLAN

**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 the LUMO Text Amendment.

## STAFF ANALYSIS

The proposed action is for approval of associated changes to the Form-Based Regulations applicable to the Blue Hill District (LUMO 3.11), which support implementation of both the Blue Hill Design Guidelines (adoption pending) and the Chapel Hill Mobility Plan (adopted October 2017).

## PROCESS

The Design Guidelines (see separate agenda item) and Text Amendment are before the commissions seeking a recommendation to Council. The dates of the advisory commissions are:

- 1) March 27 - Community Design  
*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.*
- 2) April 3 - Planning Commission  
*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.*

A Council Public Hearing on the Text Amendment is anticipated for April 18, 2018.

## PROJECT OVERVIEW

The Blue Hill Design Guidelines have been developed as a tool for the Community Design Commission to use in determining the appropriateness of design proposals in the District.

As that project has moved forward, the Town has identified a series of potential updates to development standards that would better align the Form-Based Regulations of the Blue Hill District with the Design Guidelines and the recently adopted Mobility Plan.

Together these updates constitute a proposed Text Amendment to Section 3.11 of the LUMO, as further discussed in the attached [Technical Report](#) (as revised following the March 5 Joint Work Session). The attached [Draft Text Amendment Ordinance](#) provides the specific language to be incorporated into the LUMO.

## ATTACHMENTS

1. Technical Report
2. Draft Text Amendment Ordinance
3. Commission Comments on Draft Text Amendments
4. Recommendation of the Community Design Commission

## DECISION POINTS

- Consistency of Text Amendment with Comprehensive Plan
- Enactment of Text Amendment

## BLUE HILL AREA MAP

