



To: Planning Commission  
From: Alisa Duffey Rogers, LUMO Project Manager  
Subject: Future Land Use Map (FLUM) – Update to *Chapel Hill 2020*  
Date: October 13, 2020

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## Schedule for Adoption

The Future Land Use Map – Update to *Chapel Hill 2020* is moving toward adoption. The adoption schedule is as follows:

- Planning Commission consideration for a recommendation on October 20, 2020;
- Town Council public hearing on October 28, 2020; and,
- Town Council consideration for adoption on November 18, 2020.

## Major Changes

Since I met with you in September of 2020, the following major changes were made to the Future Land Use Map (FLUM) – Update to *Chapel Hill 2020* at the request of the Town Council:

1. The time horizon for the FLUM was changed to 2050, from 2049;
2. An Executive Summary was added;
3. In the North 15-501 Corridor - Sub-area C, the Multifamily Character Type is now designated as Secondary, rather than Primary; and,
4. In the Downtown Focus Area, following Focus Area Principles were added:
  - **Promote Pedestrian Interaction** - The street level of a building should be designed to engage, charm, and attract pedestrians. Facades adjacent to the sidewalk should appear inviting, safe, and welcoming.
  - **Design Facades at Many Scales** - Design architectural features, fenestration patterns, and material choices and arrangements to indicate the activities contained within. Building facades should be composed of elements scaled to promote and support pedestrian comfort, safety, and orientation. The building facade should create a “human scale” not only at the street/sidewalk level, but also as viewed from farther away.
  - **Utilize Pedestrian-Friendly Materials at Street Level** - Use materials at street/sidewalk level that create a sense of permanence and bring life and warmth to Downtown.



- **Provide Facade Elements that Define the Place** - Provide unique elements on building facades, within/adjacent to public open spaces, and/or on the sidewalk to create a distinctive, attractive, and memorable sense of place associated with the building.

## Noteworthy Considerations

1. The FLUM includes Resiliency Maps for flooding and extreme heat. These maps are based on underlying data, such as tree canopy coverage and impervious surfaces, that will change over time. Consequently, the Resiliency Maps will change as the underlying data changes. Changing maps are an unusual element for a Comprehensive Plan update since Comprehensive Plans usually only contain static maps. The Resiliency Maps will be a valuable resource during development review and in the rewrite of the Land Use Management Ordinance (LUMO).
2. The Future Land Use Map (2050) and the Focus Area Maps will replace the Land Use Plan in *Chapel Hill 2020*. All other elements of *Chapel Hill 2020*, including subsequent amendments, will be retained.

## Planning Commission Recommendation

Pursuant to the Land Use Management Ordinance (LUMO) and 160D-301 of the North Carolina General Statutes, the Planning Commission is charged with reviewing and recommending to the Town Council any updates to the Town's Comprehensive Plan, which is *Chapel Hill 2020*. The Future Land Use Map (FLUM) will be an update to *Chapel Hill 2020*.

At this time, the Future Land Use Map – Update to *Chapel Hill 2020* is before you for a recommendation of adoption to the Town Council.

## Additional Information

A revised FLUM, dated October 2020, will be e-mailed to the Planning Commission on Thursday, October 15, 2020. Attached is a document entitled "2020 1012 Revisions to FLUM." This document indicates all changes made to the April 2020 draft FLUM.

I look forward to discussing the FLUM – Update to *Chapel Hill 2020* with you next week, and please view the [Charting Our Future](#) website for additional background information.

