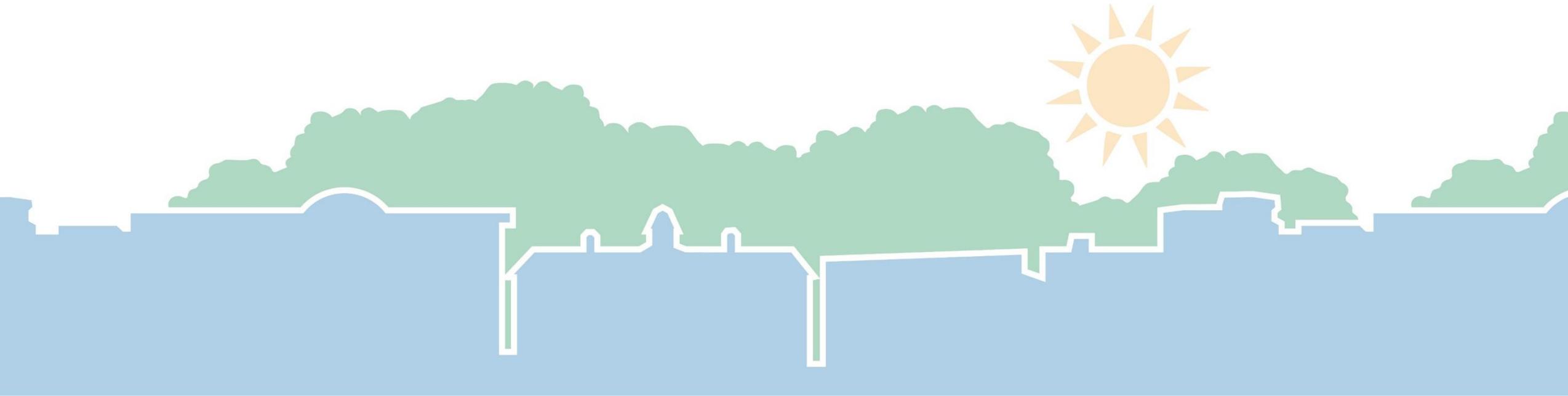


Town Council

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

December 9, 2020

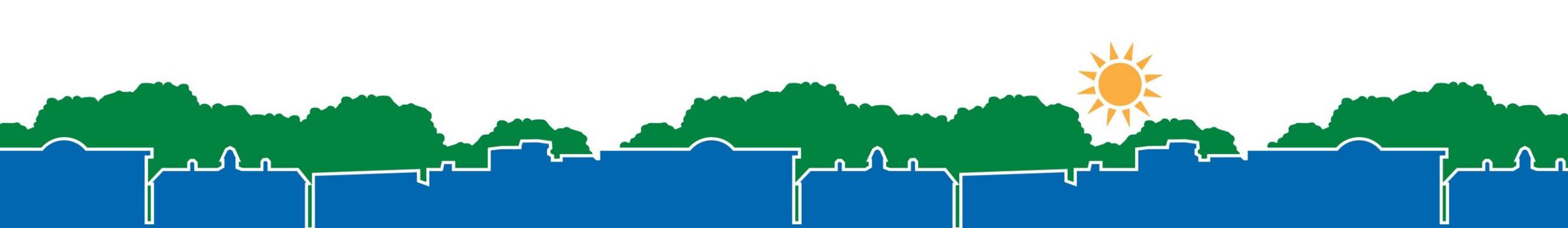




Staff Recommendation

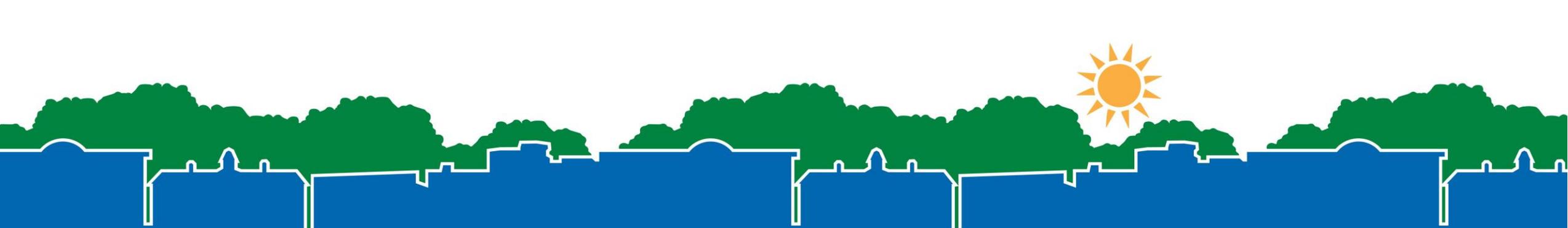
That the Council:

- ❖ Consider minor changes to the Future Land Use Map – Update to *Chapel Hill 2020*
- ❖ Adopt Future Land Use Map – Update to *Chapel Hill 2020* - (2020-12-09/R-5)



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

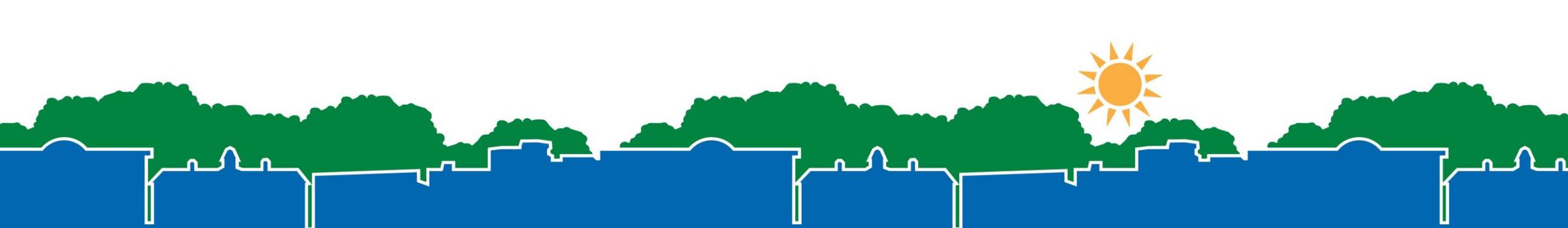


FLUM & *Chapel Hill* 2020

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

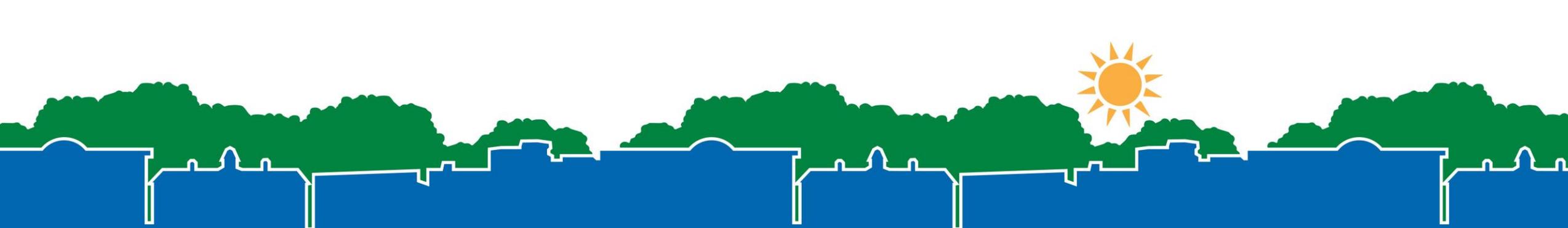
Replace Land Use Plan
in *Chapel Hill* 2020

All other aspects of *Chapel Hill* 2020 remain unchanged



Planning Commission Recommendation

On October 20, 2020, the Planning Commission voted to recommend approval of the Future Land Use Map – Update to *Chapel Hill 2020*



Acknowledgements: Project Team

Current Members:

Judy Johnson

Corey Liles

John Richardson

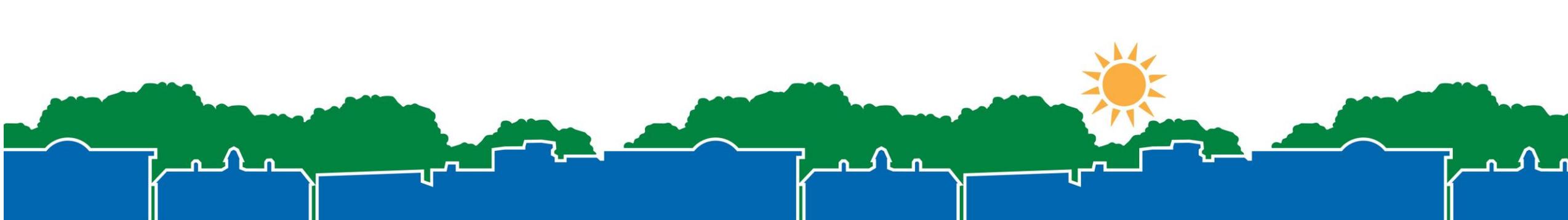
Nate Broman-Folks

Chris Roberts

Marcia Purvis



BRAIN TRUST



Acknowledgements: Strategic Team

Current Members:

Maurice Jones

Flo Miller

Mary Jane Nirdlinger

Bergen Watterson

Judy Johnson

Sabrina Oliver

Chase Barnard

Loryn Clark



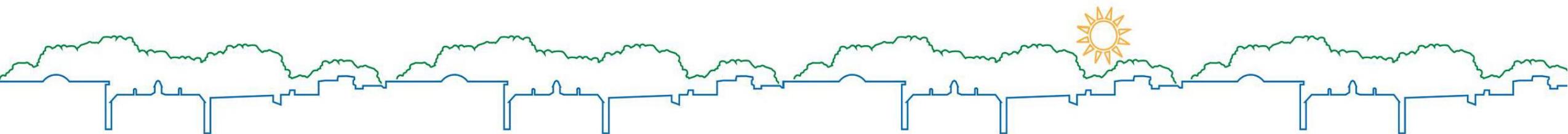


Acknowledgements: Town Council



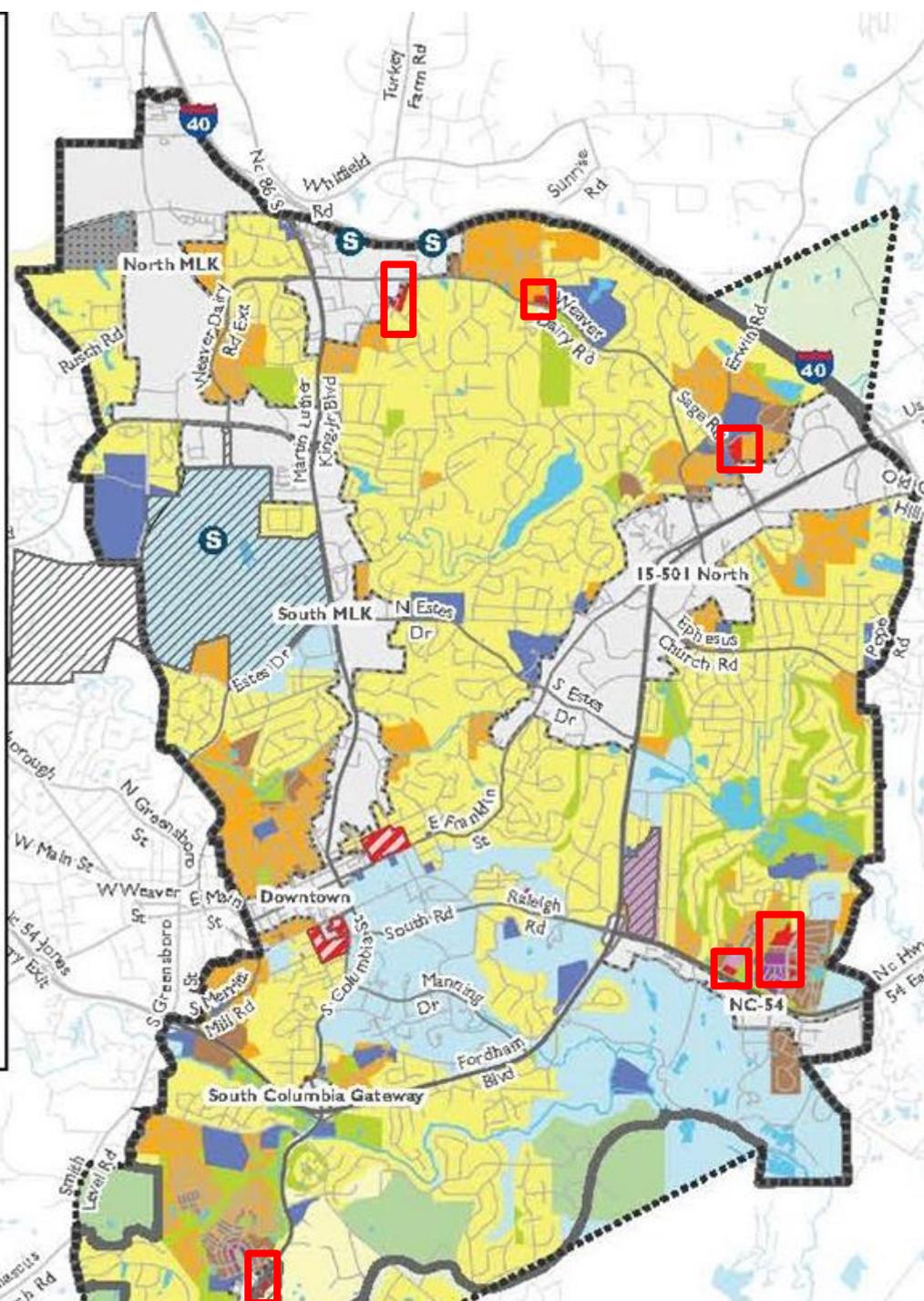
FLUM Comments – Modification Request 1

UNC Health	Staff Response
Changes to the definition of the Commercial/Office Land Use Category to include auxiliary hospitals	Changes can be made, if Council concurs

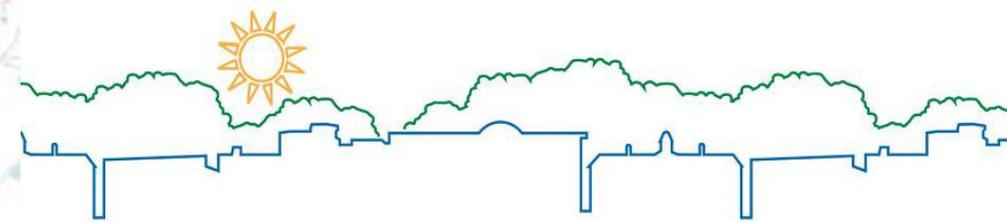


Chapel Hill Future Land Use Map (2050)

- Rural Residential, 1 unit / 5 acres
- Rural Residential, 1 unit / acre
- Very low residential, 1 unit / acre
- Low Residential, 1-4 units / acre
- Medium Residential, 4-8 units / acre
- High Residential, 8-15 units / acre
- Commercial / Office
- Mixed Use
- Village Center
- Institutional
- University
- Parks/Open Space
- Former Landfill
- Subject to Development Agreement
- Traditional University Supportive Uses
- Jurisdictional Limits
- Urban Service Area
- Focus Area - See Focus Area Map
- Potential School Site



Commercial/Office Land Use Category



UNC Health

Staff Response

Changes to the definition of the Commercial/Office Land Use Category

Changes can be made, if Council concurs

Proposed Revision to the Commercial/Office Land Use Category:

These small scale commercial/office areas provide for a wide range of businesses, retail/ restaurant establishments, institutions, services, medical/health services, **auxiliary hospitals**, and offices. They are generally located near concentrations of existing or planned residences with access to major transportation/multi-modal corridors. Where possible, sidewalks and other pedestrian spaces should be activated as places to gather or otherwise spend time, such as sidewalk cafes and plazas. Off-street parking should be behind buildings.

FLUM Comments-Modification Requests 2 &3

UNC-Chapel Hill Comments	Staff Response
<p>(2) Rename the Institutional/Civic Character Type to include University and minor changes to the definition</p>	<p>Changes can be made, if Council concurs</p>
<p>(3) NC 54 Corridor – Sub Area B Make Institutional/Civic a Primary Character Type</p>	<p>Changes can be made, if Council concurs</p>

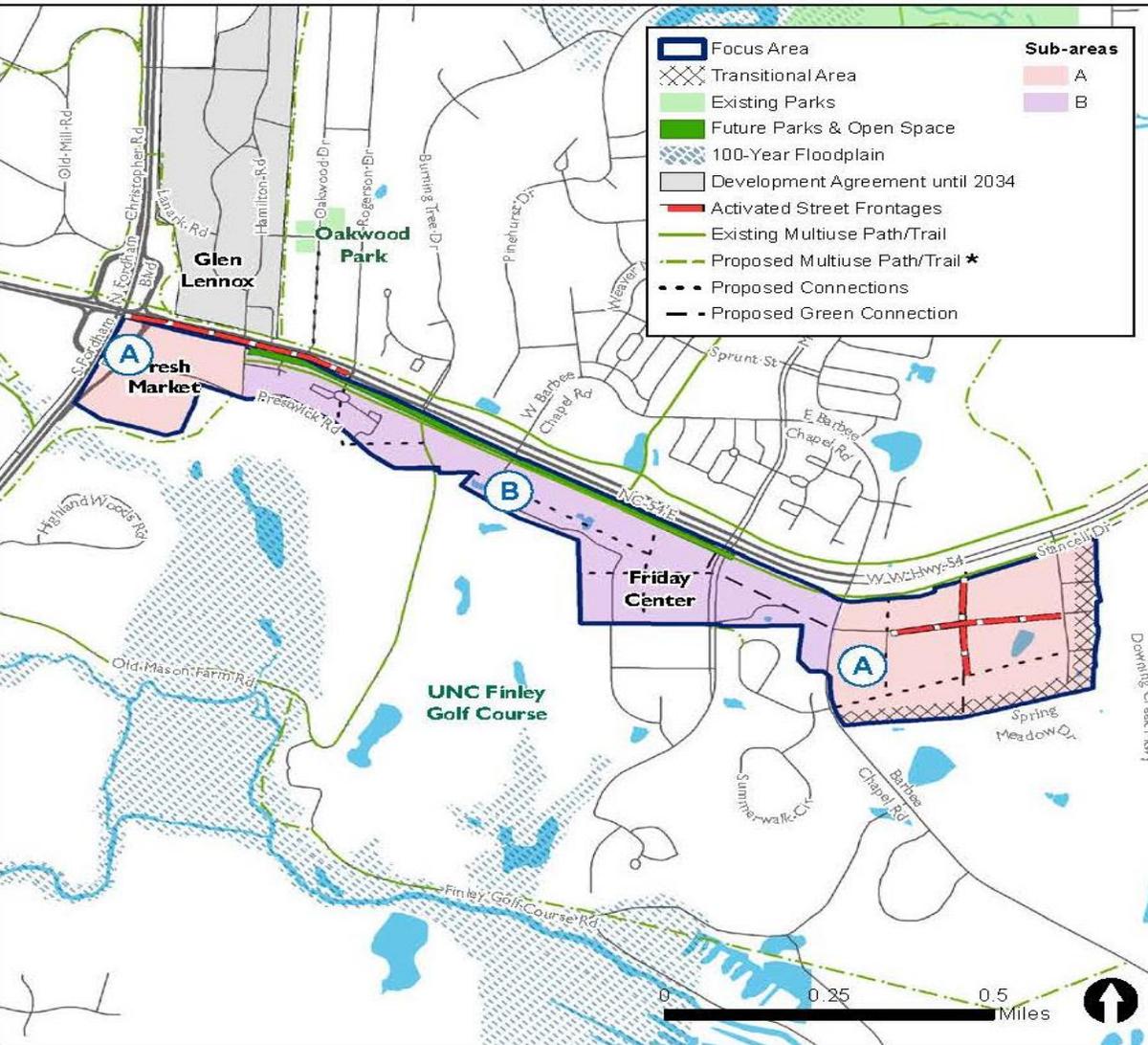


FLUM Comments - Modification Request 2



UNC-Chapel Hill Comments	Proposed Revision
<p>Changes Institutional/Civic Character Type</p> <p>-----</p> <p>If Council concurs, revisions can be made</p>	<p>Institutional/University/Civic Character Type</p> <p>This Character Type includes land utilized primarily for governmental, University, and educational, and university-related purposes as well as places of worship.</p> <p>Consequently, built forms vary by specific use and location.</p> <p>[Note: Some institutional uses may be appropriate within other Character Types.]</p>

FLUM Comments - Modification Request 3



Character Types and Height in 2050: NC 54

● Primary (predominant land uses)
 ⊙ Secondary (appropriate, but not predominant)
 ⊖ Discouraged

	Sub-Area A	Sub-Area B
Multifamily, Shops & Offices	●	●
Multifamily Residential	●	⊙
Commercial/Office	●	●
Parks and Green/Gathering Spaces	⊙	●
Townhouses & Residences	⊙	⊙
Institutional/Civic	⊙	⊙ ←
Typical Height	6 stories	6 stories
Transitional Area Height	Up to 4 stories	N/A
Activated Street Frontage Height	6 stories	N/A

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.

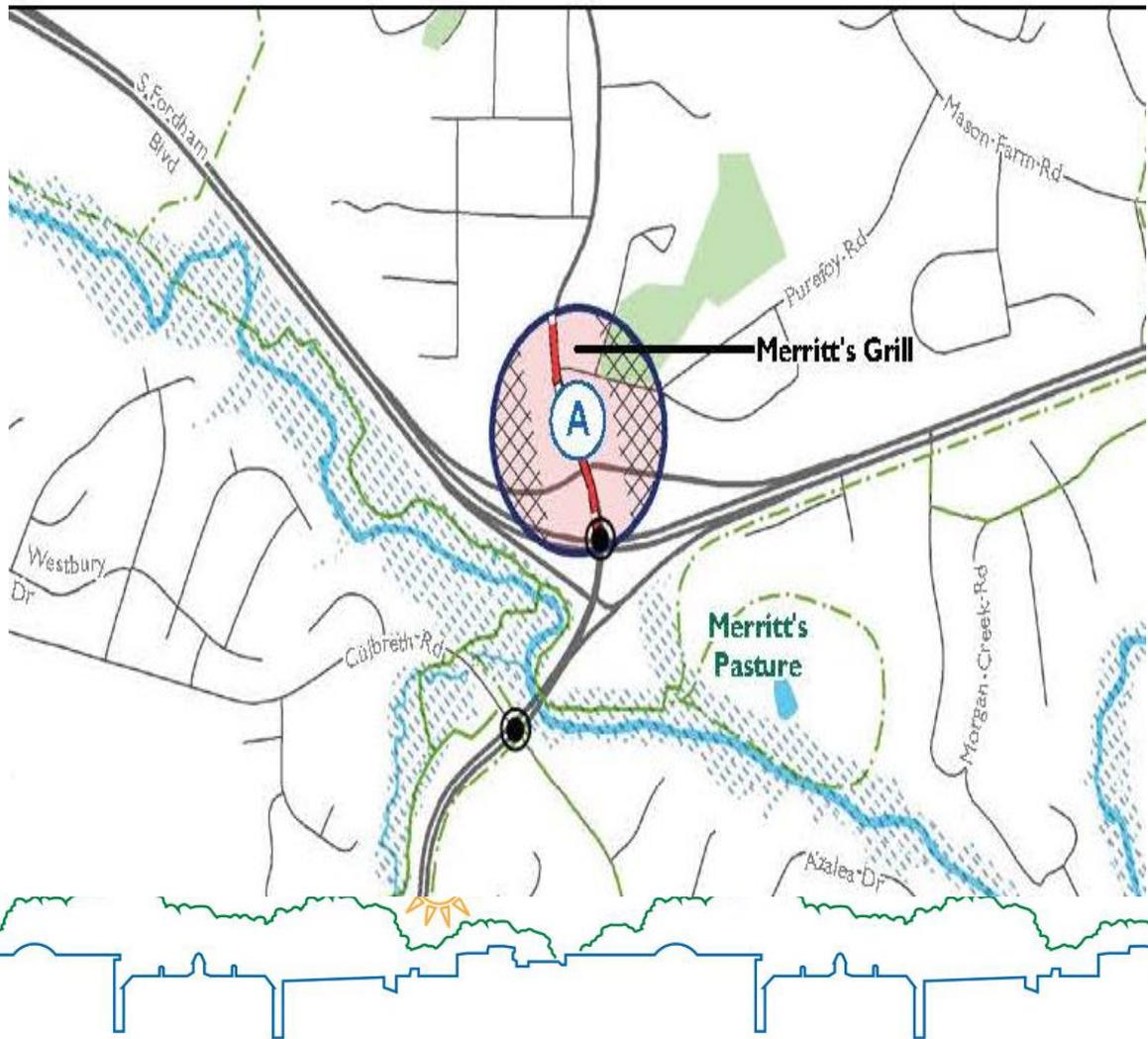
Transitional Area

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 techniques may include landscaping, changing land uses, and altering architectural and building forms. For additional direction, see the Guiding Statements.

* See Mobility Plan for more information about proposed multi-modal improvements

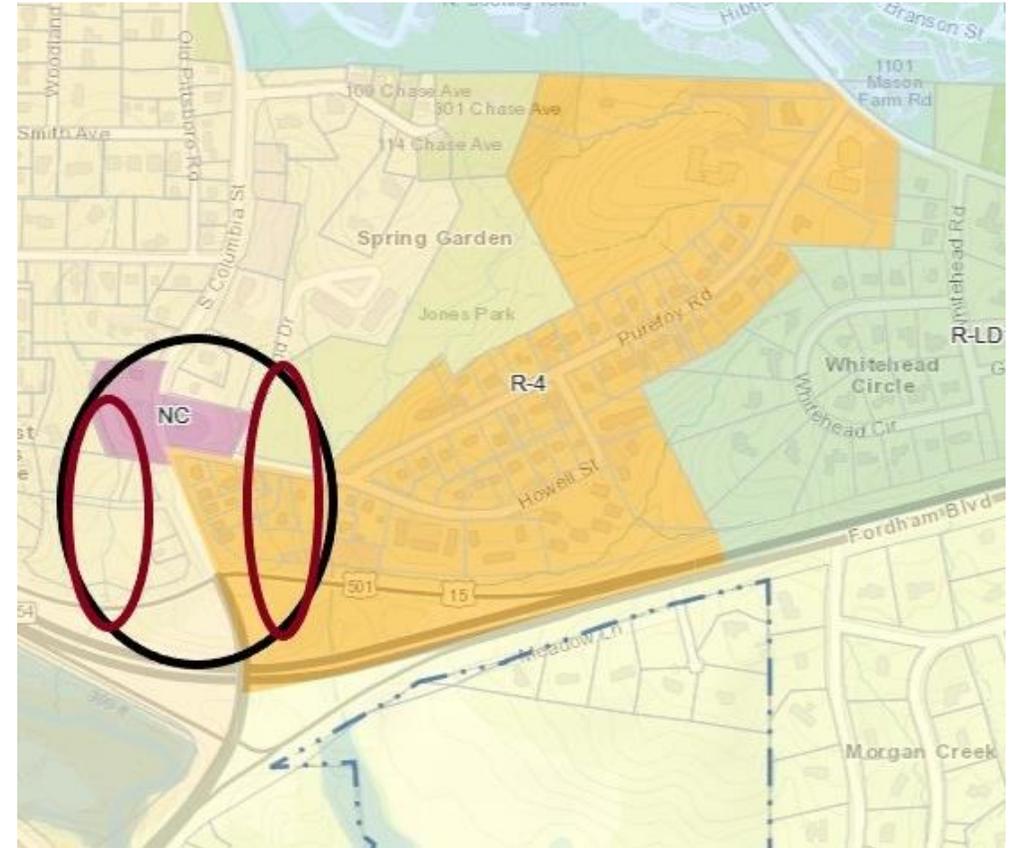
FLUM Comments

Community Concerns	Staff Response
Sub-Area A – South Columbia Gateway	Reduce the Activated Street Frontage & Typical Heights to 4 stories



FLUM Comments

Community Concerns	Staff Response
Sub-Area A – South Columbia Gateway	Reduce the Activated Street Frontage & Typical Heights to 4 stories



Next Steps for Charting Our Future

Path to FLUM adoption:

- **Town Council consideration for adoption**

Following FLUM adoption:

- **Digital Tools for the FLUM**
- **LUMO Rewrite – Here We Come!**





Staff Recommendation

That the Council:

- ❖ Consider minor changes to the Future Land Use Map – Update to *Chapel Hill 2020*
- ❖ Adopt Future Land Use Map – Update to Chapel Hill 2020 - (2020-12-09/R-5)