



TOWN OF CHAPEL HILL

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514

Legislation Details (With Text)

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File created: 10/18/2019 **In control:** Town Council
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Title: Charting Our Future - Reconsider Petition from Residents of Glenn Heights.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Draft Staff Presentation, 2. Staff Report, 3. Draft Focus Area Maps & Principles for S. Martin Luther King Jr. Blvd., 4. Land Use Plan from Chapel Hill 2020, 5. Petition from the residents of Glenn Heights, 6. Staff Presentation, 7. Council Questions with Staff Response, 8. A RESOLUTION AUTHORIZING THE TOWN MANAGER TO MAKE REVISIONS TO THE DRAFT FOCUS AREA MAPS AND PRINCIPLES TO REMOVE THE GLENN HEIGHTS NEIGHBORHOOD FROM THE SOUTH MARTIN LUTHER KING JR. BLVD. FOCUS AREA (2019-11-20/R-6)

Date	Ver.	Action By	Action	Result
11/20/2019	1	Town Council	adopted	Pass

Charting Our Future - Reconsider Petition from Residents of Glenn Heights.

Staff:

Judy Johnson, Interim Director
Alisa Duffey Rogers, LUMO Project Manager

Department:

Planning

Overview: During the engagement opportunities for the draft Focus Area Maps and Principles, the residents of the Glenn Heights (Windsor Circle) neighborhood petitioned the Town Council to remove their neighborhood from the South Martin Luther King Jr. Boulevard Focus Area. The neighborhood is west of Martin Luther King Jr. Boulevard, between Estes Drive and Homestead Road. The Town Council originally heard their request on [October 2, 2019 <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4148988&GUID=CEFDBA84-55F1-49EE-B587-9F41361B59E5>](https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4148988&GUID=CEFDBA84-55F1-49EE-B587-9F41361B59E5) and will consider the neighborhood petition again this evening since they did not come to a consensus.

Staff evaluated the neighborhood’s request and is recommending another option to respond to the neighborhood’s interest in maintaining the existing neighborhood character.

☆ **Recommendation(s):**

That the Council authorize the Town Manager, Resolution A, to retain Glenn Heights in the South Martin Luther King Jr. Blvd. Focus Area and to assign the “Traditional Neighborhood Character Type” to the community.

Decision Points:

- Should Glenn Heights be removed from the S. Martin Luther King Jr. Blvd. Focus Area? (Resolution B)
- If not:
 - Is the Small Lot Single Family (Resolution C) or the Traditional Neighborhood Residential

- Character Type most appropriate (Resolution A)? Or,
- Should the "Townhouse etc." Character Type be revised to include low density single-family uses (Resolution D)?



Attachments:

- Resolution A- Assign the Traditional Neighborhood Residential Character Type to the Glenn Heights Neighborhood
- Resolution B - Remove Glenn Heights from the S. MLK Jr. Blvd. Focus Area
- Resolution C - Assign the Small Lot Single Family Character Type to the Glenn Heights Neighborhood
- Resolution D - Rename the Townhouse etc. Character Type to Low/Medium Residential and revise the definition to include low density single family homes
- Draft Staff Presentation
- Staff Report
- Draft Focus Area Maps & Principles for S. Martin Luther King Jr. Blvd.
- Land Use Plan from Chapel Hill 2020
- Petition from the residents of the Glenn Heights neighborhood

Resolution A

A RESOLUTION AUTHORIZING THE TOWN MANAGER TO MAKE REVISIONS TO THE DRAFT FOCUS AREA MAPS AND PRINCIPLES TO ASSIGN THE TRADITIONAL NEIGHBORHOOD RESIDENTIAL CHARACTER TYPE TO THE GLENN HEIGHTS NEIGHBORHOOD (2019-11-20/R-5)

WHEREAS, on April 5, 2017, the Council for the Town of Chapel Hill initiated a project to Rewrite the Town's Land Use Management Ordinance (LUMO) and requested that the ordinance rewrite process begin with an effort to refine the Town's Future Land Use Map (FLUM); and

WHEREAS, since the Council has worked to produce a draft Future Land Use Map for the past year and a half in order to communicate a vision for Chapel Hill in 2049; and

WHEREAS, on June 26, 2019 the Council for the Town of Chapel Hill authorized the Town Manager to engage with the community on the draft Future Land Use Map, which includes the Focus Area Maps and Principles.

WHEREAS, a new Character Type was developed to respond to neighborhood concerns about maintaining the existing neighborhood character.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council authorizes the Town Manager to retain Glenn Heights in the South Martin Luther King Jr. Blvd. Focus Area, to assign the **Traditional Neighborhood Residential** Character Type to the neighborhood, and to revise the draft Focus Area Maps and Principles accordingly.

This the 20th day of November, 2019.

Resolution B

A RESOLUTION AUTHORIZING THE TOWN MANAGER TO MAKE REVISIONS TO THE DRAFT FOCUS AREA MAPS AND PRINCIPLES TO REMOVE THE GLENN HEIGHTS NEIGHBORHOOD FROM THE SOUTH MARTIN LUTHER KING JR. BLVD. FOCUS AREA (2019-11-20/R-6)

WHEREAS, on April 5, 2017, the Council for the Town of Chapel Hill initiated a project to Rewrite the Town's Land Use Management Ordinance (LUMO) and requested that the ordinance rewrite process begin with an effort to refine the Town's Future Land Use Map (FLUM); and

WHEREAS, since the Council has worked to produce a draft Future Land Use Map for the past year and a half in order to communicate a vision for Chapel Hill in 2049; and

WHEREAS, on June 26, 2019 the Council for the Town of Chapel Hill authorized the Town Manager to engage with the community on the draft Future Land Use Map, which includes the Focus Area Maps and Principles.

WHEREAS, on September 25, 2019, the residents of the Glenn Heights neighborhood petitioned the Town Council to be removed from the revised Future Land Use Map.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council authorizes the Town Manager to remove Glenn Heights from South Martin Luther King Jr. Blvd. Focus Area and to revise the Focus Area Map accordingly.

This the 20th day of November, 2019.

Resolution C

A RESOLUTION AUTHORIZING THE TOWN MANAGER TO MAKE REVISIONS TO THE DRAFT FOCUS AREA MAPS AND PRINCIPLES TO ASSIGN THE SMALL LOT SINGLE FAMILY CHARACTER TYPE TO THE GLENN HEIGHTS NEIGHBORHOOD (2019-11-20/R-7)

WHEREAS, on April 5, 2017, the Council for the Town of Chapel Hill initiated a project to Rewrite the Town's Land Use Management Ordinance (LUMO) and requested that the ordinance rewrite process begin with an effort to refine the Town's Future Land Use Map (FLUM); and

WHEREAS, since the Council has worked to produce a draft Future Land Use Map for the past year and a half in order to communicate a vision for Chapel Hill in 2049; and

WHEREAS, on June 26, 2019 the Council for the Town of Chapel Hill authorized the Town Manager to engage with the community on the draft Future Land Use Map, which includes the Focus Area Maps and Principles.

WHEREAS, to respond to neighborhood concerns that townhouses were not appropriate in the Glenn Heights neighborhood, a new Character Type was developed that only envisions single unit dwellings on individual lots.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council authorizes the Town Manager to retain Glenn Heights in the South Martin Luther King Jr. Blvd. Focus Area, to assign the **Small Lot Single Family** Character Type to the neighborhood, and to revise the draft Focus Area Maps and Principles accordingly.

This the 20th day of November, 2019.

Resolution D

A RESOLUTION AUTHORIZING THE TOWN MANAGER TO MAKE REVISIONS TO THE DRAFT FOCUS AREA MAPS AND PRINCIPLES TO AMEND THE TOWNHOUSE ETC. CHARACTER TYPE (2019-11-20/R-8)

WHEREAS, on April 5, 2017, the Council for the Town of Chapel Hill initiated a project to Rewrite the Town's Land Use Management Ordinance (LUMO) and requested that the ordinance rewrite process begin with an effort to refine the Town's Future Land Use Map (FLUM); and

WHEREAS, since the Council has worked to produce a draft Future Land Use Map for the past year and a half in order to communicate a vision for Chapel Hill in 2049; and

WHEREAS, on June 26, 2019 the Council for the Town of Chapel Hill authorized the Town Manager to engage with the community on the draft Future Land Use Map, which includes the Focus Area Maps and Principles.

WHEREAS, in order to be responsive to the concerns of the Glenn Heights neighborhood about maintaining the single-family nature of their neighborhood without creating an additional Character Type, the existing Townhouse etc. Character Type is renamed and revised to include low density single family homes.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council authorizes the Town Manager to retain Glenn Heights in the South Martin Luther King Jr. Blvd. Focus Area, to rename the Townhouse etc. Character Type to Low/Medium Residential, to revise the definition to include low density single family, and to revise the draft Focus Area Maps and Principles accordingly.

This the 20th day of November, 2019.

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

PRESENTER: Alisa Duffey Rogers, LUMO Project Manager

RECOMMENDATION: That the Council authorizes the Town Manager, Resolution A, to retain Glenn Heights in the South Martin Luther King Jr. Blvd. Focus Area and to assign the Traditional Neighborhood Character Type to the community.