



# TOWN OF CHAPEL HILL

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

## Legislation Details (With Text)

**File #:** [20-0585]      **Version:** 1      **Name:**

**Type:** Discussion Item      **Status:** Passed

**File created:** 11/25/2019      **In control:** Town Council

**On agenda:** 9/9/2020      **Final action:** 9/9/2020

**Title:** Charting Our Future - Update on Future Land Use Map (FLUM) Engagement & Consideration of Changes to the Proposed FLUM.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Draft Staff Presentation, 2. Staff Memorandum, 3. Future Land Use Map - Update to Chapel Hill 2020, 4. Staff Presentation, 5. Council Questions with Staff Response, 6. Emails from the Public, 7. CHALT Request, 8. A RESOLUTION AUTHORIZING THE TOWN MANAGER TO MAKE CHANGES TO THE MARCH 2020 DRAFT OF THE FUTURE LAND USE MAP – UPDATE TO CHAPEL HILL 2020 IN RESPONSE TO COMMUNITY INPUT (2020-09-09/R-18)

Date	Ver.	Action By	Action	Result
9/9/2020	1	Town Council	adopted	Pass

### Charting Our Future - Update on Future Land Use Map (FLUM) Engagement & Consideration of Changes to the Proposed FLUM.

**Staff:**

Maurice Jones, Town Manager  
Alisa Duffey Rogers, LUMO Project Manager

**Department:**

Manager’s Office

**Overview:** During summer 2020, staff engaged the community on the Future Land Use Map (FLUM)- Update to *Chapel Hill 2020*. Tonight, Council will receive an update on that engagement effort and will consider changes to the FLUM from this final round of community engagement.

☆ **Recommendation(s):**

That the Council adopt the resolution authorizing the Town Manager to make changes to the March 2020 draft of the Future Land Use Map - Update to *Chapel Hill 2020*.

**Key Recommendations:**

- For the Low, Medium, & High Land Use Categories, change the definitions to be less limiting in terms of density. (Density is the number of dwelling units permitted per acre.)
- Amend the University Land Use Category
- N. 15-501 Focus Area:
  - Sub-Area C - Decrease the Typical Height to four stories
  - Sub-Area A - Remove the Transitional Area on the northern edge
  - Sub-Area D - Add a Transitional Area between University Place & the N. Ridgefield Neighborhood. Change some parcels south of Estes Drive to Future Parks & Open Space
- North Martin Luther King Jr. Blvd. Focus Area:
  - Sub-Area C - Add a Transitional Area east of Martin Luther King Jr. Blvd.

- Sub-Area D - Add a Transitional Area on the eastern side, north of Weaver Dairy Road
- Downtown Focus Area:
  - Sub-Area D - Add Townhouses & Residences as a Secondary Character Type
  - Sub-Area E - Add a Transitional Area on the north side of East Rosemary
  - Change the boundaries to remove those properties on UNC's campus

**Where is this item in its process?**



**Attachments:**

- Resolution
- Draft Staff Presentation
- Staff Memorandum
- Future Land Use Map-Update to *Chapel Hill 2020*

**A RESOLUTION AUTHORIZING THE TOWN MANAGER TO MAKE CHANGES TO THE MARCH 2020 DRAFT OF THE FUTURE LAND USE MAP - UPDATE TO CHAPEL HILL 2020 IN RESPONSE TO COMMUNITY INPUT (2020-09-09/R-18)**

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 then Council has worked to produce a draft Future Land Use Map for the past two years in order to communicate a vision for Chapel Hill in 2049; and

WHEREAS, on May 6, 2020, the Council for the Town of Chapel Hill received the complete draft of the Future Land Use Map - Update to *Chapel Hill 2020* and endorsed a revised Engagement and Community Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council authorizes the Town Manager to change the definitions of the Low Residential, Medium Residential, High Residential, and University Land Use Categories in the FLUM.

BE IT FURTHER RESOLVED that the Council authorizes the Town Manager to make the following changes to the North 15-501 Focus Area Map:

- a. Sub-Area C - Decrease the Typical Height to 4 stories
- b. Sub-Area A - Remove the Transitional Area on the northern edge
- c. Sub-Area D - Add a Transitional Area between University Place & the N. Ridgefield Neighborhood. Change some parcels south of Estes Drive east of the Community Park to Future Parks & Open Space

BE IT FURTHER RESOLVED that the Council authorizes the Town Manager to make the following changes to the North Martin Luther King Jr. Boulevard Focus Area Map:

- a. Sub-Area C - Add a Transitional Area east of Martin Luther King Jr. Blvd.
- b. Sub-Area D - Add a Transitional Area on the eastern side of the Sub-Area, north of Weaver Dairy Road

BE IT FURTHER RESOLVED that the Council authorizes the Town Manager to make the following changes to the Downtown Focus Area Map:

- a. Sub-Area D - Add Townhouses & Residences as a Secondary Character Type
- b. Sub-Area E - Add a Transitional Area on the north side of East Rosemary with a minor

- change to the permitted Transitional Area Height
- c. Change the boundaries to remove those properties on UNC's campus

This the 9<sup>th</sup> day of September, 2020.

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**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 adopt the resolution authorizing the Town Manager to make changes to the March 2020 draft of the Future Land Use Map - Update to *Chapel Hill 2020*.