Legislation Details (With Text)

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File created:	7/25/2019	**In control:**	Town Council
On agenda:	1/8/2020	**Final action:**	1/8/2020
Title:	Charting Our Future - Consider Changes to Draft Focus Area Maps and Principles.		
Sponsors:			
Indexes:			
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Attachments:	1. Draft Staff Presentation, 2. Staff Report, 3. Draft Focus Area Map for Approach Only, 4. Downtown - Removal Parcels along Spring Lane, 5. North 15-501 Proposed Changes, 6. Staff Presentation, 7. Planning Commission Recommendation, 8. Council Questions with Staff Response, 9. A RESOLUTION AUTHORIZING THE TOWN MANAGER TO MAKE REVISIONS TO THE SEPTEMBER 5, 2019 DRAFT FOCUS AREA MAPS AND PRINCIPLES IN RESPONSE TO COMMUNITY INPUT (2020-01-08/R-3) as Amended		

Date	Ver.	Action By	Action	Result
1/8/2020	1	Town Council	adopted as amended	Pass

Charting Our Future - Consider Changes to Draft Focus Area Maps and Principles.

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

Department:
Planning

Overview: During Fall 2019, staff held community engagement opportunities on the draft Focus Area Maps and Principles and presented an update on engagement results to the Council in November. Tonight, staff will present suggested changes to the draft Focus Area Maps and Principles based on community input and the Town Council's Work Session on November 18, 2019.

Recommendation(s):

That the Council adopt the attached resolution authorizing the Town Manager to make changes to the September 5, 2019 draft Focus Area Maps and Principles.

Key Recommendations:

- For the North 15-501 Focus Area:
  - Designate the American Legion Property as "Area subject to concurrent planning process;" and,
  - Remove South Estes Public Housing Community from the Focus Area and retain the existing Land Use Category, which is Medium Density Residential.
- For Downtown Focus Area:
  - Limit the building height on the north side of West Rosemary Street to four stories with no permitted core height;
  - Limit core height to eight stories throughout Downtown;
  - Limit height at the front setback line to three stories along West Franklin; and,
  - Remove parcels along Spring Lane from the Focus Area.

- For Martin Luther King Jr. Blvd from I-40 to Hillsborough Street:
    - At larger Bus Rapid Transit Stations, move buildings (development) closer to the street and between these BRT stations, buildings are pushed back with significant front yard landscaping.
- For South Martin Luther King Jr. Blvd Focus Area:
    - Increase building heights from Downtown to Hillsborough Street to permit an extension of Downtown northward along Martin Luther King Jr. Boulevard.

Attachments:

- Resolution
- Draft Staff Presentation
- Staff Report
- Draft Focus Area Map for Approach Only
- Downtown - Removal of Parcels along Spring Lane
- North 15-501 Proposed Changes

A RESOLUTION AUTHORIZING THE TOWN MANAGER TO MAKE REVISIONS TO THE SEPTEMBER 5, 2019 DRAFT FOCUS AREA MAPS AND PRINCIPLES IN RESPONSE TO COMMUNITY INPUT (2020-01-08/R-3)

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; and

WHEREAS, on November 20, 2019, the Council received an update on the preliminary feedback received during engagement opportunities on the September 5, 2019 draft of the Focus Area Maps and Principles.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council authorizes the Town Manager to make the following changes to the **North 15-501 Focus Area Map**:

a. Remove the Parks & Green/Gathering Space designation on the south side of Estes Drive except where the Town owns parcels, such as the Community Park, or expects to own parcels in the near future;

b. Depict the area on the west side of Summerfield Crossing, which is located in the floodplain, as Parks & Green/Gathering Spaces;

c. Remove the designation for the American Legion Property and label as "Area subject to concurrent planning process" and,
d. Remove the South Estes Drive Public Housing Community from the Focus Area and retain the existing Land Use Category, which is Medium Density Residential.

BE IT FURTHER RESOLVED by the Council of the Town of Chapel Hill that the Council authorizes the Town

Manager to make the following changes to the **Downtown Focus Area Map**:

a. The north side of West Rosemary Street is limited to four stories with no permitted core height;

b. The upper limit for Downtown core heights is eight stories;

c. Along West Franklin, the height limit is limited to three stories at the front setback line; and,

d. Removal of the parcels on the north side of E. Rosemary, east of Spring Lane from the Focus Area and include the area in the new Traditional University Supportive Uses Land Use Category.

BE IT FURTHER RESOLVED by the Council of the Town of Chapel Hill that the Council authorizes the Town Manager to make the following change to the **North & South Martin Luther King, Jr. Blvd Focus Areas**. At larger Bus Rapid Transit Stations, move buildings (development) closer to the street and between these Bus Rapid Transit Stations, push buildings back with significant front yard landscaping.

BE IT FURTHER RESOLVED by the Council of the Town of Chapel Hill that the Council authorizes the Town Manager to make the following changes to the **South Martin Luther King, Jr. Blvd Focus Area Map**:

a. Depict land uses that reinforce the goal to extend Downtown to Hillsborough Street; and,
b. From Rosemary to Hillsborough Street, permit core building heights up to eight stories with four stories at the front setback line.

BE IT FURTHER RESOLVED by the Council of the Town of Chapel Hill that the Council authorizes the Town Manager to increase the allowable building height at the corner of NC 54 and Fordham Road to six stories in the **NC 54 Focus Area**.

This the 8th day of January, 2020.

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 attached resolution authorizing the Town Manager to make changes to the September 5, 2019 draft Focus Area Maps and Principles.