

CCES December 13, 2019

FLUM Components:

- Precedent Images
- University-Supported Mixed Use

New Approach to Focus Area Maps



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Urban Design Standards

Land Use

Building Placement

Landscaping

Parking & Circulation

Zoning

Subdivision Regulations

Dev. Review Processes

Land Use Management Ordinance

Economic Development (Public/Private Partnership)

CIP

Chapel Hill 2020 & Amendments

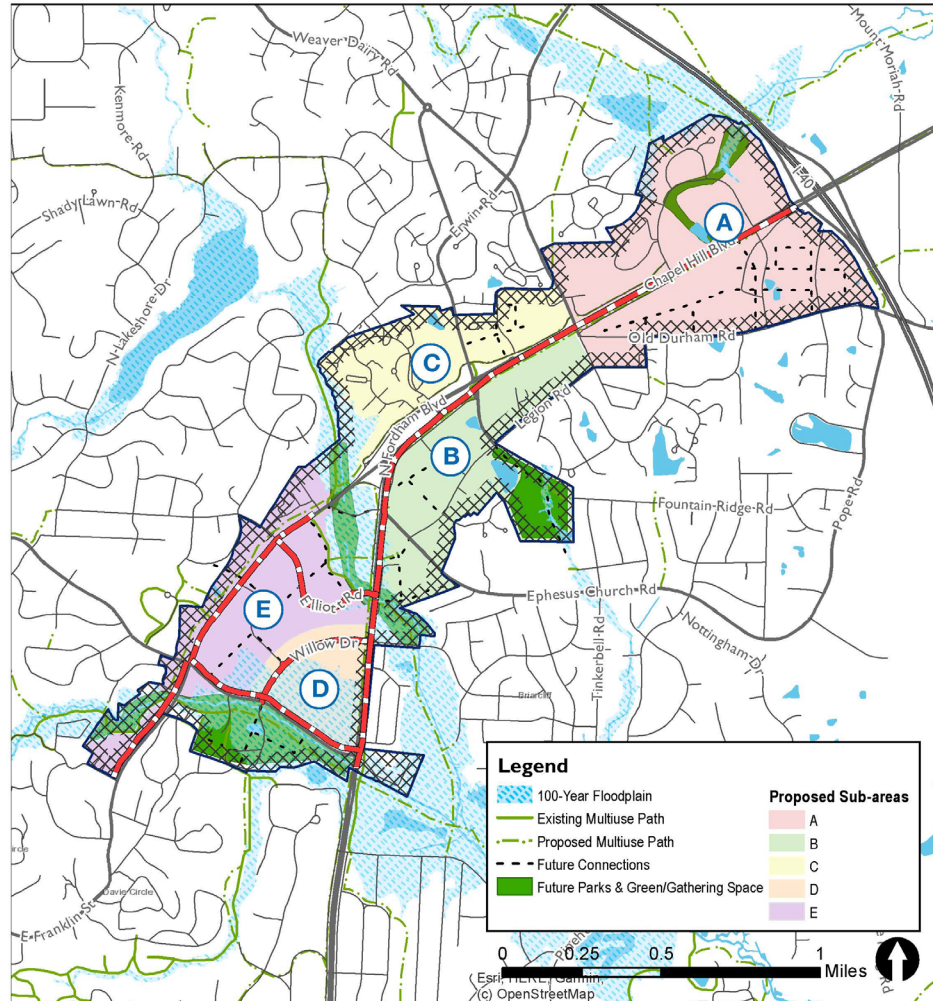


Components of the Future Land Use Map

- Explanation of the Future Land Use Map & Its Components
- Guiding Statements
- Map Book
 - DRAFT Resiliency Assessment Maps (Flooding & Extreme Heat)
 - Long Term Network Facilities Map (Chapel Hill Mobility & Connectivity Plan)
 - Overall Future Land Use Map
- Individual Focus Area Maps with Focus Area Principles

New Approach to Focus Area Maps

NORTH 15-501 IN 2049



Character Types and Height

● Primary ○ Secondary ⊖ Discouraged

	Sub-Area A	Sub-Area B	Sub-Area C	Sub-Area D	Sub-Area E
Multifamily, Shops & Offices	●	●	○	●	●
Multifamily Residential	●	●	●	○	○
Commercial/Office	●	○	○	●	○
Parks and Green/Gathering Spaces	●	●	○	●	●
Townhouses & Residences	○	○	●	○	○
Institutional/Civic	○	○	○	○	○
Light Industrial	⊖	⊖	⊖	⊖	⊖
Typical Height	Typically up to 4 stories, with 6 stories allowed along activated street frontages and near transit stations	Up to 6 stories fronting 15-501, with 4 stories maximum in the transitional area	Up to 6 stories fronting 15-501, transitioning to 2-4 stories in the transitional area	Up to 4 stories along activated street frontages	Up to 4 stories allowed. Up to 6 stories allowed as a step-back along activated street frontages.

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 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 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. 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 in order 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 uses or development patterns may be appropriate to create a buffer between higher-intensity development and single-family neighborhoods. For additional direction, see the Guiding Statements.

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Precedent Images – Character Types

prec·e·dent (*noun*)

1: an earlier occurrence of something similar

2: a. something done or said that may serve as an example or rule to authorize or justify a subsequent act of the same or an analogous kind <a verdict that had no precedent>

b. the convention established by such a precedent or by long practice

3: a person or thing that serves as a model

(Merriam Webster Dictionary)

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Precedent Images – Character Types

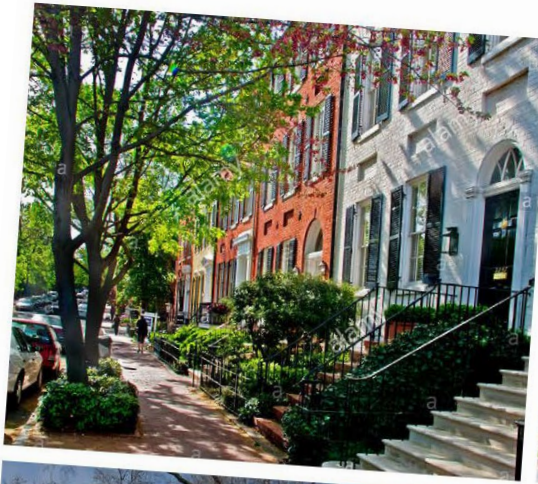
**PRECEDENT/PRECEDENTS
NOT
PRECEDENCE**

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Precedent Images – Character Types

Townhomes & Residences

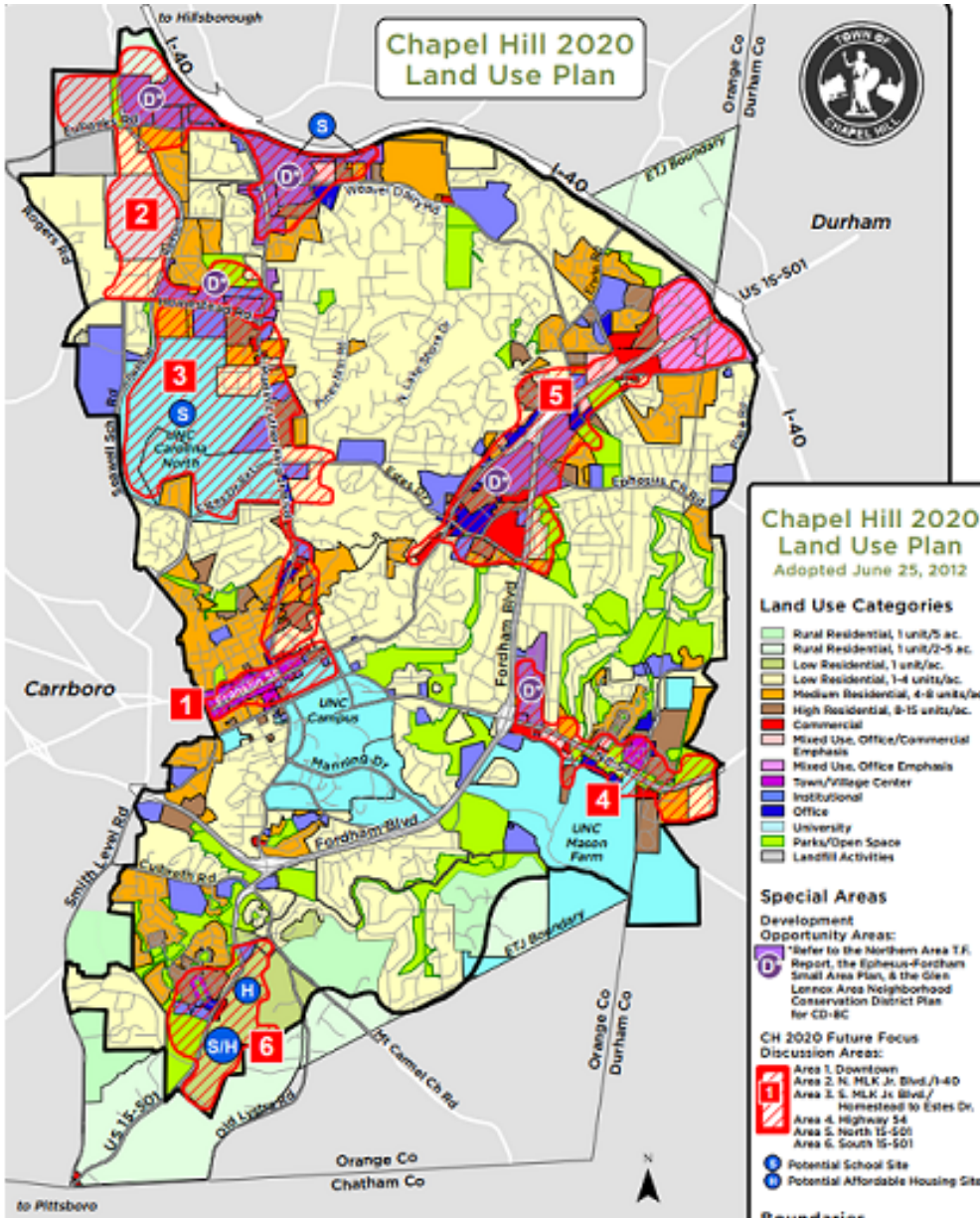


- Townhomes & Residences Character Principles:**
- Residential building options include townhomes, triplexes, duplexes, fourplexes, and small single-family detached lots
 - Emphasizes connectivity to planned mixed use, commercial areas, and parks and open space
 - Building placement, scale, and design promote good transitions to single-family neighborhoods
 - Avoids long, uninterrupted, and monotonous building facades to add visual interest to the street
 - Private stoops, porches, and gardens activate the street
 - Lighting and landscape design address security and public safety concerns
 - Parking integrated within or behind buildings and accessed from rear streets or alleys

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Land Use Categories

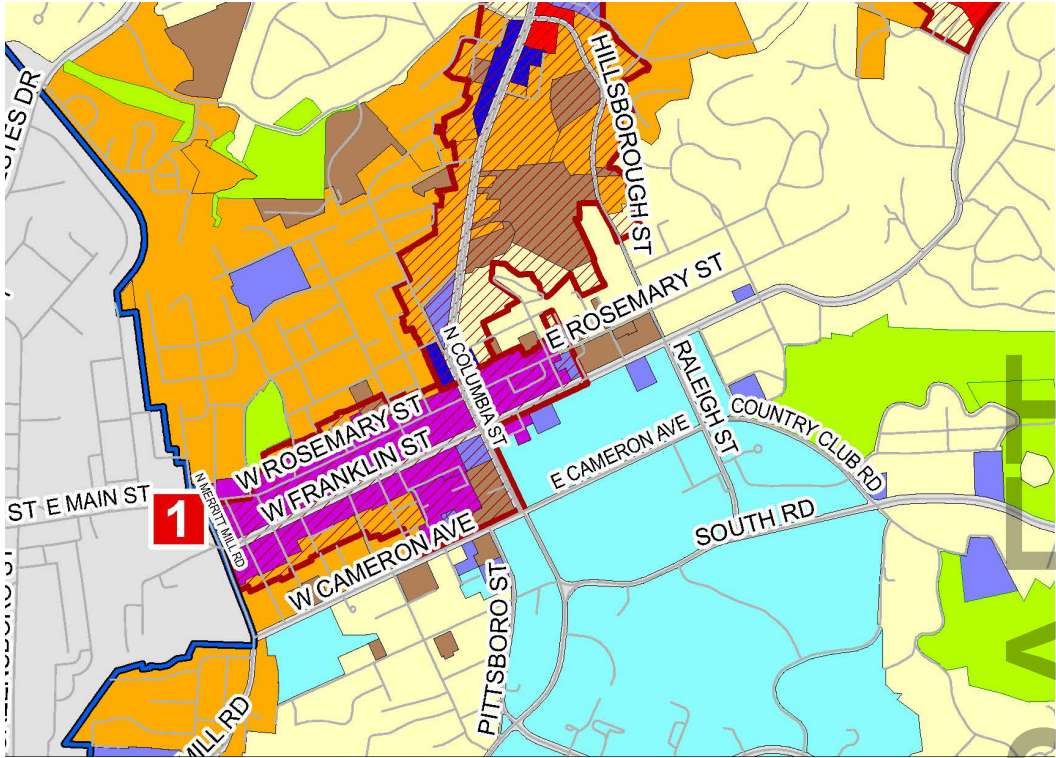
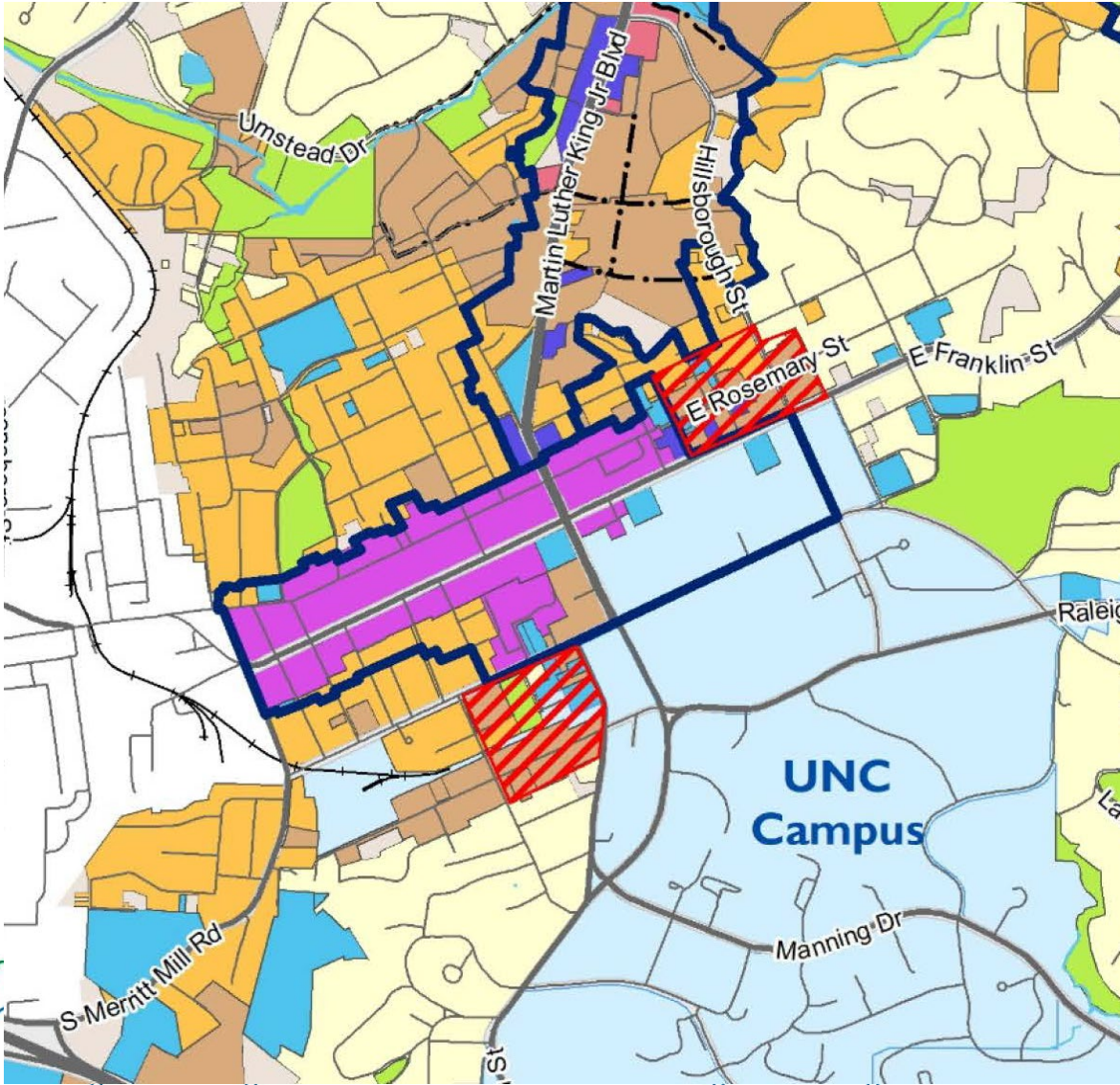
Residential	Non-Residential	Mixed-Use
Rural Residential, 1 unit/5 acres	Commercial	Mixed Use,
Rural Residential, 1 unit/acre	Institutional	Office/Commercial
Low Residential, 1 unit/acre	Office	Emphasis
Low Residential, 1 to 4 units/acre	University	Mixed Use, Office
Medium Residential, 4 to 8 units/acre	Parks/Open Space	Emphasis
High Residential, 8 to 15 units/acre	Land Fill Activities	Town/Village Center

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University-Supportive Mixed Use Proposed Land Use Category



Land Use Plan – Chapel Hill 2020



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Next Steps

- Return in January 2020 with suggested revisions to the Focus Area Maps and Principles.
- Outstanding Future Land Use Map (FLUM) components:
 - ❖ Revised Map Book; and,
 - ❖ Revised Guiding Statements.

