

Charting Our Future is a two-phased process designed to chart the next course for the Town of Chapel Hill. The first phase refines the Future Land Use Map (FLUM) by focusing on the Town's key gateways, corridors, and activity nodes. The future land use designation for most of the Town, including much of the Town's single-family neighborhoods, remains unchanged. The second phase will rewrite the Town's Land Use Management Ordinance (LUMO) with the overall goal of making the town's land use tools and processes more predictable, functional, and intentional.

The Future Land Use Map is a vision for the Town's future and may not be permitted in the near term through changes to the Town's Zoning Map. Refining the Future Land Use Map gives the Town the opportunity to knit together previous planning efforts, examine gateways into Town, and provide cohesion between existing areas of development along major corridors. The goal of this refinement effort is to create a map that gives direction as land use decisions are considered and reflects a set of Guiding Statements that provides broader direction for the future of Chapel Hill as a whole.

Explanation of the Future Land Use Map & Its Components

Future Land Use Map Considerations

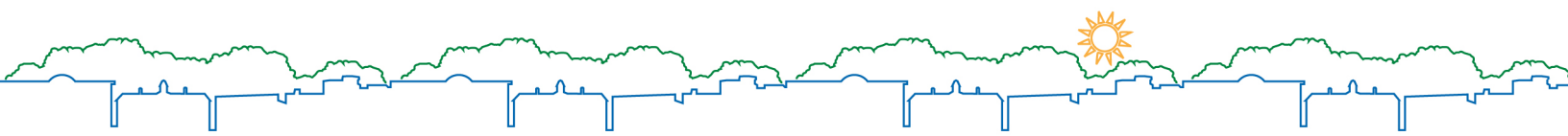
The Town's FLUM is a tool to direct future growth, implement the community vision, and identify areas to be preserved and areas of opportunity. The following considerations highlight the Chapel Hill FLUM.

Relationship to the Comprehensive Plan

Chapel Hill 2020 is the community's comprehensive plan that sets a vision and a path for Chapel Hill's future. On June 25, 2012, the Town Council unanimously adopted the *Chapel Hill 2020* comprehensive plan. The *Chapel Hill 2020* comprehensive plan reflects the values, aspirations, and ideas of the community. The participants in the *Chapel Hill 2020* process envisioned a town that is accessible, affordable, and sustainable; asserted the importance of protecting the community's natural resources; and emphasized the importance of a vibrant downtown and active neighborhoods. Typically, FLUMs are components of comprehensive plans, and *Chapel Hill 2020* includes a Land Use Plan. This refined FLUM replaces the Land Use Plan and will help to implement the vision of *Chapel Hill 2020*.

Relationship to the Land Use Management Ordinance and Zoning Map

The Future Land Use Map depicts a snapshot, thirty years into the future, of the Town's preferred future mix of land uses. In other words, the Future Land Use Map will guide the Town as to where shopping, houses, apartments, townhomes, offices, and parks should be located to the year 2049. The zoning map is a regulatory map showing what the Town has already decided to allow today. The zoning map implements the Land Use Management Ordinance, which is the Town's "rule book" for development. The FLUM and the Zoning Map are like a leader and a follower. The FLUM is the leading map that recommends and advises, while the zoning map is the follower map that authorizes and entitles.



Future Land Use Map Components

Guiding Statements

The Guiding Statements provide broad direction for the future of Chapel Hill as a whole and provide guidance for both the refinement of the Future Land Use Map as well as the Land Use Management Ordinance Rewrite.

Map Book

The FLUM is organized into two interconnected components:

1. An overall map that includes Land Use Categories for most areas of Town; and,
2. Individual maps for designated Focus Areas with accompanying Focus Area Principles. (Please see below for more information on the Land Use Categories, Focus Areas, and Focus Area Principles.)

The FLUM is supported by a series of maps that reflect some of the Town’s concerns that may influence land use decisions and regulations in the LUMO. The Town Council adopted some of these maps as components of other long range planning efforts. Others were created as part of the FLUM refinement effort to provide additional insight and guidance as land use decisions are considered and as the LUMO is rewritten. Maps included as part of the Book are as follows:

- Resiliency Assessments Maps for Extreme Heat and Flooding
- Existing Habitat & Potential Connections Map
- Long Term Network Facilities Map (Chapel Hill Mobility & Connectivity Plan adopted 2017)

Additional maps can be included.

Land Use Categories

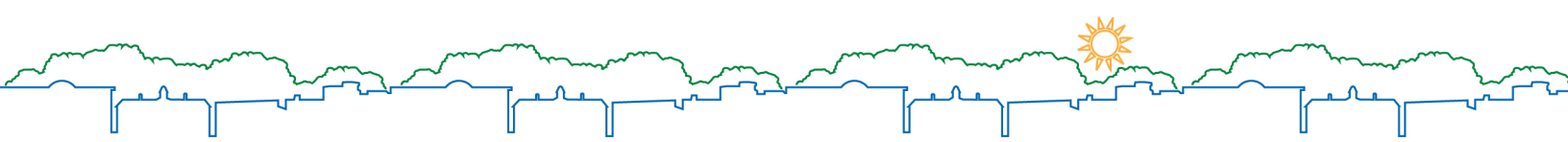
For most areas of Town, the FLUM reflects a broad range of land uses, including residential; commercial; mixed use; industrial; and open space. These uses are depicted as a set of Land Use Categories. The Land Use Categories are adapted from the *Chapel Hill 2020* Land Use Plan, and for the most part, only indicate the desired use for particular parcels. These Land Use Categories are as follows:

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

These are the existing categories on the Land Use Plan from *Chapel Hill 2020*. Some changes may be necessary as work progresses on the FLUM.

Focus Areas

The Focus Areas reflect six areas of opportunity selected based on areas identified in *Chapel Hill 2020*. These areas needed more detailed recommendations and guidance in order to properly plan for the year 2049. Since the Focus



Areas represent the portions of Chapel Hill most likely to change in the future due to vacant land; underdeveloped sites; and their locations along transportation and transit corridors, each Focus Area is mapped separately and includes a vision for the area, a summary of the predominant uses (described as Character Types), a description of the desired form of development, and a set of Focus Area Principles tailored to the unique circumstances of the area. To give additional guidance about the desired character of each Focus Area, images are provided to reflect preferred design concepts. The Focus Areas are:

- North Martin Luther King Jr Boulevard
- South Martin Luther King Jr Boulevard
- North 15-501 Corridor
- Downtown
- NC 54 Corridor
- South 15-501 Gateway / Southern Village Park & Ride

Character Types

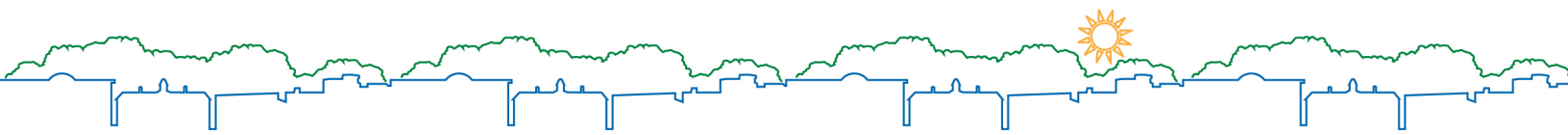
For the Focus Areas only, the FLUM makes use of “character types” that broadly describe the shape, character, intensity, and form of future development intended for each Focus Area. The character types do not apply in locations outside of these Focus Areas. The Land Use Categories, discussed above, delineate the future land uses for the other areas of Town.

These Character Types may change as work progresses on the FLUM.

Character Types		
Residential	Non-Residential	Mixed-Use
Multi-family Residential	Commercial/Office	Multifamily, Shops, and Offices
Townhomes & Residences	Light Industrial	
	Parks & Green/Gathering Spaces	
	Institutional/Civic	

Future Land Use Map Interpretation

The Future Land Use Map, including both the overall map and the individual maps for each Focus Area, the Land Use Categories, and the Character Types were developed to provide guidance for specific areas throughout the Town. Special care was taken to ensure that the FLUM is generally accurate in interpreting the vision for the Town. However, the Future Land Use Map is not intended to provide site level guidance with precision. For sites located on the boundaries between Land Use Categories or Character Types on the Future Land Use Map, the mapped

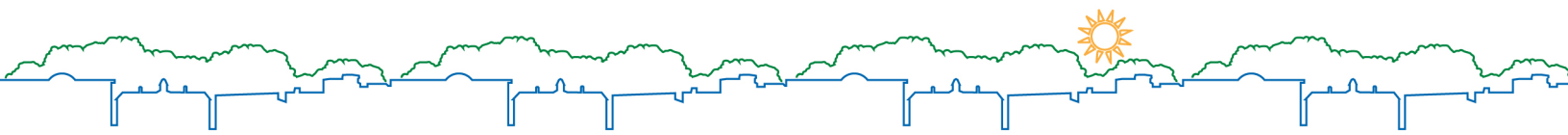


edges of a Land Use Category or a Character Type are not intended to be interpreted as a rigid boundary but should be interpreted in light of *Chapel Hill 2020*, Town policies relevant to the site, and the particular site circumstances.

Map Amendments

The Future Land Use Map was constructed to provide flexibility and to reduce the need for FLUM amendments. However, there may be instances in the future that will require amendments to the FLUM. Such FLUM amendments should take place only in situations when the proposed amendment is:

1. Consistent with the goals and policies in the comprehensive plan; and,
2. Addresses significantly changed conditions since the Future Land Use Map was adopted and/or amended.





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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Multi-family Residential Character Principles:

- May be completely residential or include a limited amount of supportive non-residential uses on the ground floor at primary property corners
 - Avoids long, uninterrupted, and monotonous building facades to add visual interest to the street
 - Setbacks from the street create small private garden spaces and separation from public side-walks for ground-floor residential units
 - Adequate and convenient bike facilities near primary entrances and/or integrated within the buildings
 - Lighting and landscaping design address security and public safety issues for residents
 - Parking integrated within or behind buildings and accessed from side or rear streets
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Commercial/Office Character Principles:

- Typically located at primary commercial intersections providing retail space, offices, and other services
 - Provides a logical transition in scale and character between residential uses and major thoroughfares
 - Includes wide pedestrian zone, appropriate bike facilities, ample street tree plantings, and coordinated site furnishings
 - Building entrances front primary streets to activate the pedestrian experience
 - Parking integrated within or behind buildings and accessed from side or rear streets
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Light Industrial Character Principles:

- Provides good connectivity to transit, public streets, and greenways to help reduce commuter trips
 - Provides outdoor amenities or public spaces for employees where appropriate
 - Provides a logical transition in building scale and character between residential, commercial, and institutional uses.
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Multi-family, Shops & Offices Character Principles:

- May be single use or vertically integrated mixed-use buildings
 - Avoids long, uninterrupted and monotonous building facades to add visual interest to the street
 - Emphasizes pedestrian activity including wide sidewalks, street tree plantings, coordinated site furnishings, bike facilities, small-scale urban plazas, and the creation of great public spaces
 - Integration of ground-floor neighborhood commercial with residential and office uses
 - Parking integrated within the building or behind buildings accessed from side or rear fronting streets
 - Shared parking agreements maximize use of parking by tenants and the public based upon demand
 - Opportunities for public art
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Institutional/Civic

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Institutional/Civic Character Principles:

- Downtown and Urban Frontages:
 - Includes wide pedestrian zone, appropriate bike facilities, ample street tree plantings, and coordinated site furnishings
 - Public entrances, forecourts, and plazas create active, vibrant pedestrian zones and soften separation between the pedestrian zone and front of buildings
 - Emphasizes transparent façades
 - Avoids long, uninterrupted, and monotonous building facades to add visual interest to the street
 - Provides opportunities for public art
 - Suburban / Business Park Locations:
 - Provides good connectivity to transit, public streets, and greenways to help reduce commuter trips
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Parks and Green/Gathering Spaces

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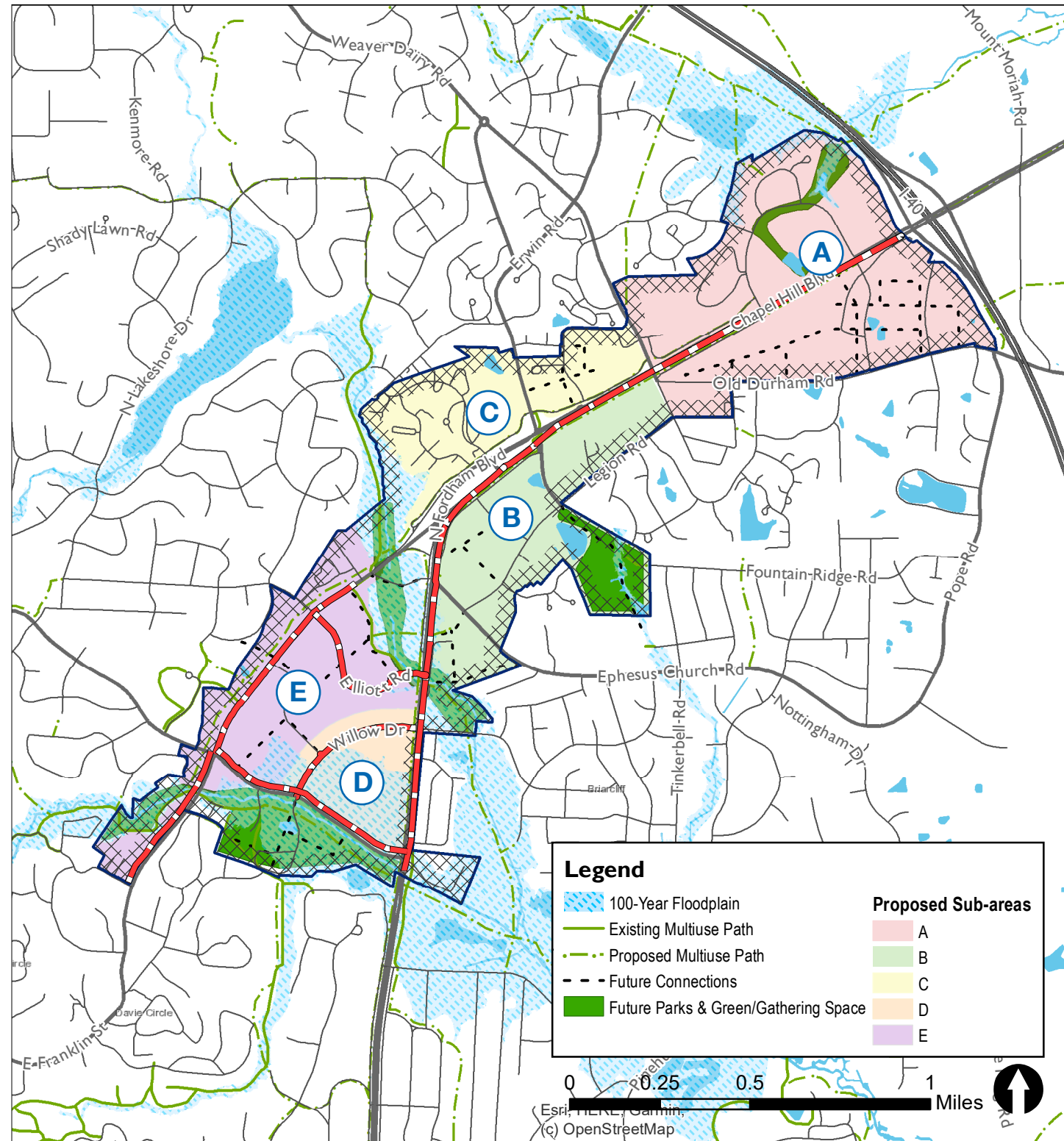
Parks and Green/Gathering Spaces Character Principles:

- Helps preserve and enhance existing community amenities and provides options for new amenities
 - Includes connectivity where possible to existing or planned linear green infrastructure, including bike and pedestrian paths and greenways
 - Planned as part of an overall system of stormwater management, environmental restoration, and/or preservation of sensitive areas to the extent possible
 - Accessible to neighborhoods of all income levels with accessibility provisions for disabled populations
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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.

University-Supportive Mixed Use

The University-Supportive Mixed Use (USMU) is a new land use category being proposed as part of the Charting Our Future process. Land use categories, like the USMU, are typically found near other major university campuses and are usually located in transitional areas between the campus and surrounding predominantly residential areas. These areas usually contain a variety of uses, buildings, and services, such as traditional single family residences; student-oriented residential; fraternities and sororities; student organizations; and historical buildings, that have developed over time. This unique mix of land uses merits special consideration to ensure the needs of all users are adequately met through the Town's land use regulations.

The USMU area may continue to change organically, while retaining its historical nature, as the needs of the Town and University community evolve. The inclusion of the land use category 1) recognizes the many, varied land uses already present in these areas, 2) lends future flexibility to allow the area to continue to serve the diverse needs of the community, and 3) creates parameters for future changes at a level of detail appropriate for the Future Land Use Map.

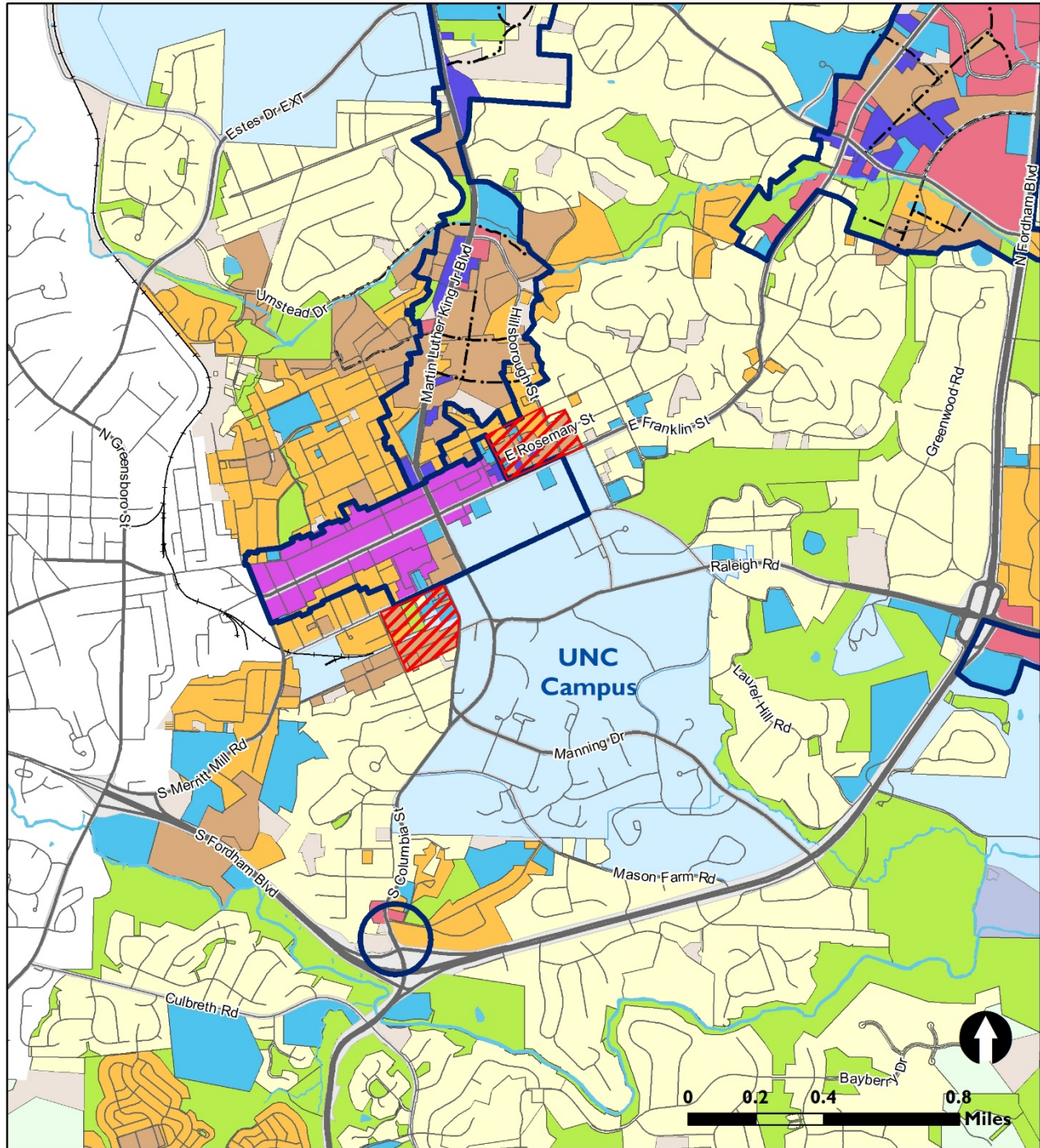
The goal for the USMC is to recognize the diverse and varied needs of these unique uses, many of which cannot be wholly accommodated on campus, while maintaining the traditional scale and historical character of the residential neighborhoods. Characteristics of the USMU include:

- Preservation and retention of existing historical single family detached dwellings preferably as single family homes, but such dwellings may be reused for nonresidential purposes provided the existing character of the dwelling and its front yard are largely retained
- Continued mixture of institutional, commercial, and residential uses that exist to serve the needs of students, faculty, staff, and others connected with the University
- Small-scale institutional or semi-public uses (e.g. community centers, religious institutions) associated with the University
- Existing commercial/office uses provided such uses to remain small in scale
- New commercial uses when associated with other uses (e.g. small coffee shop within an existing community center or university religious center)
- Encouragement for single-family or multifamily residential that is in keeping with the existing historic character of the neighborhoods





University-Supportive Mixed Use

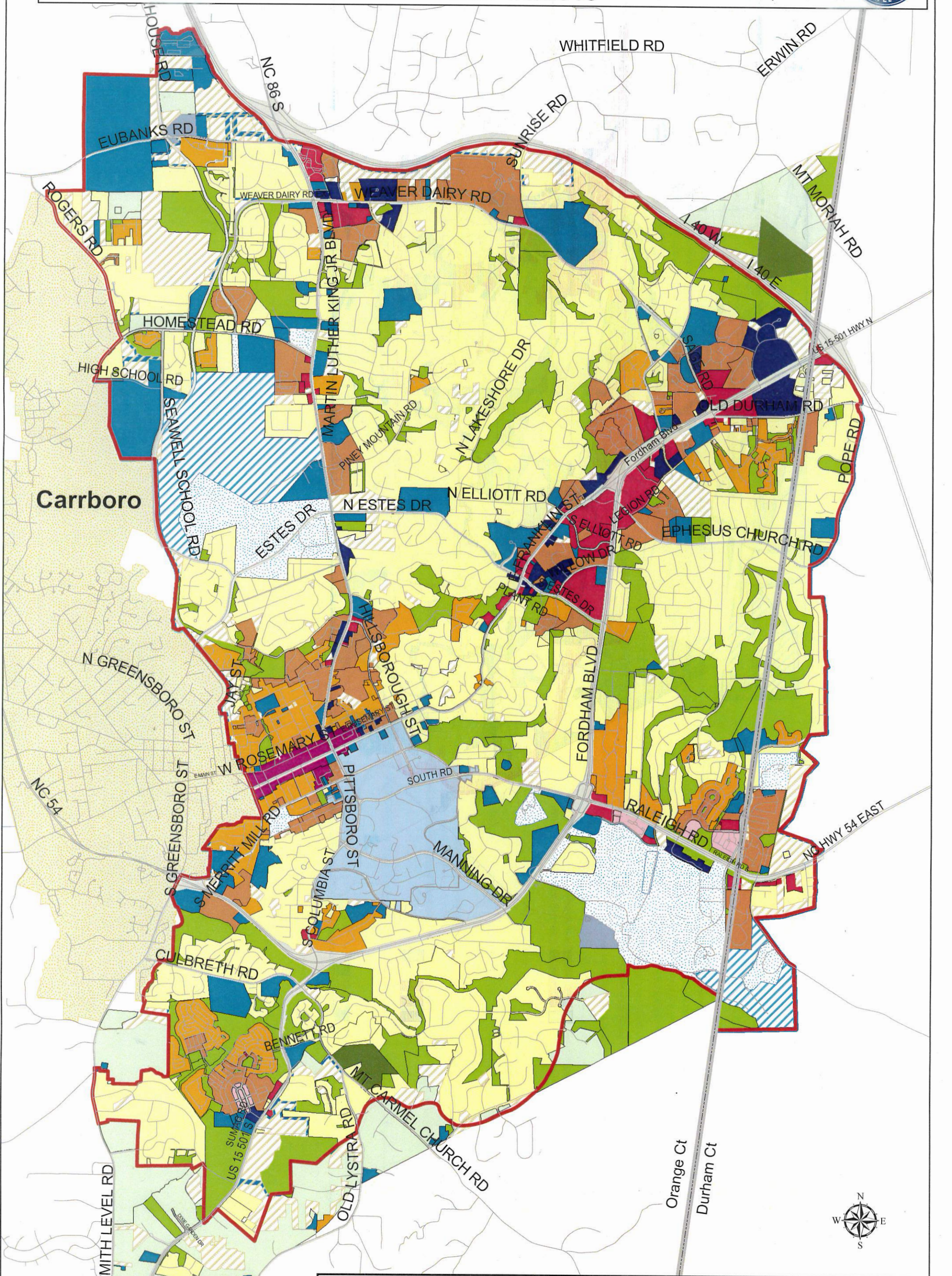


University Supportive Mixed Use	High Residential (8+ units/ac)	Mixed Use	Town Center
FLUM Focus Areas	Flex/Industrial	Mixed use/office	Undeveloped
Existing Land Use	Institutional	Parks/Open Space	University
Agrarian	Low Residential (1-4 units/ac)	Right of Way	
Commercial	Medium Residential (4-8 units/ac)	Rural Residential (< 1 unit/ac)	



Chapel Hill Existing Land Use Map

Last Revision 1/5/2018



LAND USE		UNIVERSITY		BOUNDARIES	
Agrarian	Flex/Industrial	Parks/Open Space	University - Undeveloped	Chapel Hill Town Limits	Carrboro City Limits
Commercial	Low Residential (1-4 units/ac)	R-O-W	University - Other	Urban Service Boundary	County Boundary
Mixed Use	Medium Residential (4-8 units/ac)	Rural Residential (< 1 unit/ac)	Undeveloped		
Institutional	High Residential (8+ units/ac)	Town Center			
	Office	University - Campus			

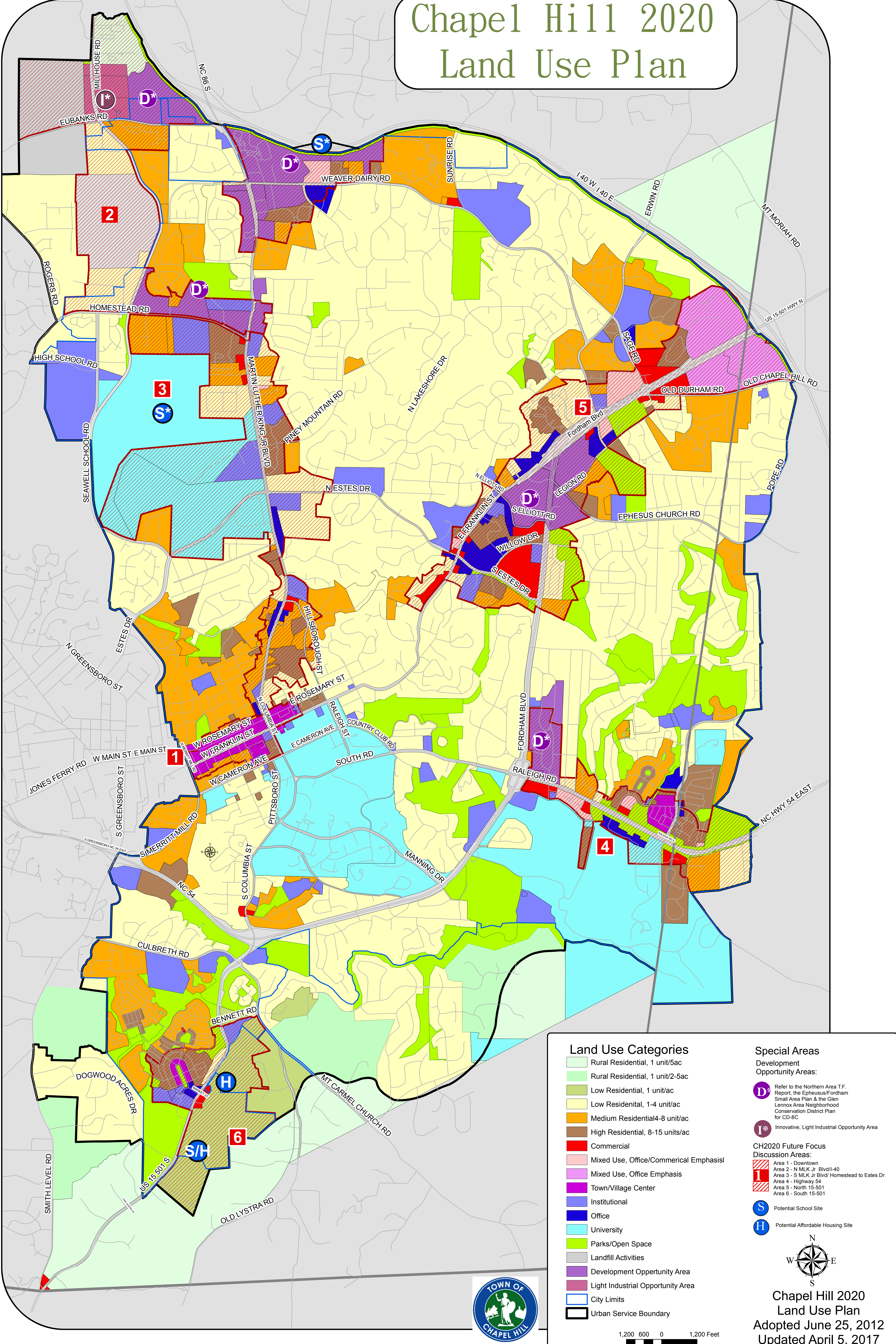


Carrboro

Chatham Ct

Orange Ct
Durham Ct

Chapel Hill 2020 Land Use Plan

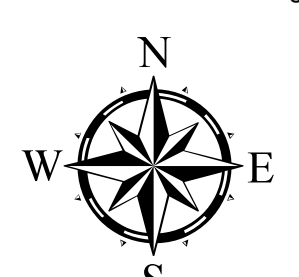


Land Use Categories

- Rural Residential, 1 unit/5ac
- Rural Residential, 1 unit/2-5ac
- Low Residential, 1 unit/ac
- Low Residential, 1-4 unit/ac
- Medium Residential 4-8 unit/ac
- High Residential, 8-15 units/ac
- Commercial
- Mixed Use, Office/Commercial Emphasis
- Mixed Use, Office Emphasis
- Town/Village Center
- Institutional
- Office
- University
- Parks/Open Space
- Landfill Activities
- Development Opportunity Area
- Light Industrial Opportunity Area
- City Limits
- Urban Service Boundary

Special Areas

- Development Opportunity Areas:**
- Refer to the Northern Area T.F. Report, the Ephesus/Fordham Small Area Plan & the Glen Lennox Area Neighborhood Conservation District Plan for CD-8C
 - Innovative, Light Industrial Opportunity Area
- CH2020 Future Focus Discussion Areas:**
- Area 1 - Downtown
 - Area 2 - N MLK Jr Blvd/I-40
 - Area 3 - S MLK Jr Blvd/ Homestead to Estes Dr
 - Area 4 - Highway 54
 - Area 5 - North 15-501
 - Area 6 - South 15-501
- Potential School Site**
- Potential School Site
- Potential Affordable Housing Site**
- Potential Affordable Housing Site



Chapel Hill 2020
Land Use Plan
Adopted June 25, 2012
Updated April 5, 2017



1,200 600 0 1,200 Feet