



BLUE HILL DESIGN GUIDELINES AND ASSOCIATED AMENDMENTS TO FORM DISTRICT REGULATIONS

STAFF REPORT TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES
 Ben Hitchings, Director
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PROPERTY ADDRESS	JOINT WORK SESSION DATE	APPLICANT
Blue Hill District (see Area Map)	March 5, 2018	Town of Chapel Hill

STAFF RECOMMENDATION

That the Community Design Commission and Planning Commission review and make a recommendation to the Town Council on the Blue Hill Design Guidelines and the LUMO Text Amendment.

STAFF ANALYSIS

The proposed action is for adoption of Design Guidelines and approval of associated changes to the Form-Based Regulations applicable to the Blue Hill District (LUMO 3.11).

PROCESS

The Design Guidelines and Text Amendment are before the commissions seeking a recommendation to Council. The dates of the advisory commissions are:

- 1) March 27 - Community Design
Charge: To assist the Council in guiding the Town's vision on aesthetics, character, and function to focus community growth through advice, advocacy and implementation of the Council's policies and review of proposed development in key areas of the community.
- 2) April 3 - Planning Commission
Charge: To assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.

A Council Public Hearing on the Design Guidelines and Text Amendment is anticipated for April 18, 2018.

PROJECT OVERVIEW

The purpose of the project is to establish a common understanding of design principles that can promote a walkable and 'green' character in the Blue Hill District (formerly known as the Ephesus/Fordham District). The Blue Hill Design Guidelines will serve as a tool for the Community Design Commission to use in determining the appropriateness of design proposals in the District.

The Town has engaged Winter & Company to develop and refine the attached [Blue Hill Design Guidelines, Final Draft](#).

During this process, the Town has identified a series of potential updates to development standards that would better align the Form-Based Regulations of the Blue Hill District with the Design Guidelines and the recently adopted Mobility Plan. Together these updates constitute a proposed Text Amendment to Section 3.11 of the LUMO, as further discussed in the attached [Technical Report](#).

ATTACHMENTS

1. Blue Hill Design Guidelines, Final Draft
2. Technical Memorandum
3. Response to Board and Commission Comments

DECISION POINTS

- Adoption of Blue Hill Design Guidelines
- Consistency of Text Amendment with Comprehensive Plan
- Enactment of Text Amendment

BLUE HILL AREA MAP

