

RESOLUTION A
RESOLUTION OF CONSISTENCY

A RESOLUTION REGARDING AMENDING THE CHAPEL HILL LAND USE MANAGEMENT ORDINANCE ARTICLES 3, 4, 5, 6, AND APPENDIX A REGARDING HOUSING REGULATIONS AND TO EXPAND HOUSING CHOICES AND CONSISTENCY WITH THE COMPREHENSIVE PLAN (2022-__/_/O-#)

WHEREAS, the Chapel Hill 2020 Comprehensive Plan encourages a range of housing choices for residents, including workforce, senior, and affordable housing; and

WHEREAS, the Future Land Use Map encourages compact, well-designed, mixed-use communities where all community members have access to jobs, transit, and places to reside; and

WHEREAS, the Future Land Use Map recommends the development of duplexes, triplexes, fourplexes, and accessory dwelling units with an approval process and requirements similar to that of single-family detached dwellings and it finds that these small scale, multi-family uses can fit within the existing fabric of some existing single-family neighborhoods; and

WHEREAS, the Chapel Hill Housing Needs Analysis: 2020-2040 found that new housing for individual households is expected to increase to 440 units per year. Few owner-occupied townhouses or condominiums are built to meet this need and provide missing middle housing for the community's workforce; and

WHEREAS, on September 22, 2021, the Town Council petitioned staff to create a new application pathway to foster the creation of missing middle housing, including duplexes, triplexes, townhomes, and other forms of compact development, to increase the availability and affordability of housing; and

WHEREAS, the Planning Commission reviewed the text amendment to Land Use Management Ordinance Sections 3, 4, 5, 6, and Appendix A on October 4, 2022. The Planning Commission found the proposed text amendments were/were not consistent with the Comprehensive Plan and took [no] action on the proposed text amendments; and

WHEREAS, the Council called a Public Hearing for the October 19, 2022 Council meeting to amend Sections 3, 4, 6 and Appendix A of the Land Use Management Ordinance (LUMO) as they relate to housing regulations and expanded housing choices; and

WHEREAS, the Council held that public hearing on October 19, 2022 and closed the public hearing at that point; and

WHEREAS, the Council of the Town of Chapel Hill has considered the proposed text amendments to LUMO Sections 3, 4, 5, 6, and Appendix A related to housing regulations and expanded housing choices, and finds that the amendments, if enacted, are reasonable and in the public's interest and are warranted, to achieve the purposes of the Comprehensive Plan as explained by, but not limited to, the following goals of the Chapel Hill 2020 Comprehensive Plan:

- A range of housing options for current and future residents (*Place For Everyone*.3)
- Low density, green Rural Buffers that exclude urban development and minimize sprawl (*Good Places, New Spaces*.1)

- A vibrant, diverse, pedestrian-friendly, and accessible downtown with opportunities for growing office, retail, residential, and cultural development and activity (*Good Places, New Spaces.2*)
- A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill's character for residents, visitors, and students (*Good Places, New Spaces.5*)
- Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment (*Good Places, New Spaces.8*)
- Reduce the carbon footprint of all Town-owned or managed services and properties; require that all new development meets standards; and support residents in minimizing their personal footprints (*Nurturing Our Community.7*)
- Housing for students that is safe, sound, affordable, and accessible and meets a demonstrated need conducive to educational and maturational needs of students, and housing for Town, University, and the Health Care System employees that encourages them to reside in the community (*Town Gown Collaboration.4*)
- Promote access for all residents to health-care centers, public services, and active lifestyle opportunities (*Town Gown Collaboration.6*)

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby finds the proposed text amendment to be reasonable and consistent with the Town Comprehensive Plan.

This the ____ day of _____, 2022.