

RESOLUTION APPROVING LAND USE PLAN AMENDMENT

(Amending the Land Use Plan from Low Residential to Medium Residential and to Commercial)

A RESOLUTION AMENDING THE LAND USE PLAN OF THE COMPREHENSIVE PLAN TO APPLY THE MEDIUM RESIDENTIAL AND COMMERCIAL LAND USE CATEGORY TO PROPERTY LOCATED AT 7516 SUNRISE ROAD (2020-##-##/R-#)

WHEREAS, the Land Use Plan, which is adopted as a part of the Comprehensive Plan and identifies the future land uses within the jurisdiction of the Town of Chapel Hill, may be amended at the discretion of the Council of the Town of Chapel Hill upon preparation of an amendment by the Planning Commission with assistance from the Town Manager; and

WHEREAS, on April 21, 2020 the Planning Commission recommended approval of an application to amend the Land Use Plan for 32.65 acres of property located at 7516 Sunrise Road, with the land use category amended from Low Residential (1-4 units per acre) to Medium Residential (4-8 units per acre) and Commercial; and

WHEREAS, the Council of the Town of Chapel Hill has considered the application to amend the Land Use Plan and finds that the amendment, if enacted, is reasonable and in the public's interest and that it further meets the following criteria:

- Consistency with the goals and policies of Chapel Hill 2020, including Plans adopted as additions;
- Addressing significantly changed conditions since the last time the Land Use Plan was adopted and/or amended;
- Suitability of property for development in general conformance with adjacent land use and the existing surrounding development pattern or patterns as envisioned in adopted plans;
- Enhancing the public health, safety, and welfare of the town.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby amends the Land Use Plan of the Comprehensive Plan to apply the Medium Residential and Commercial land use category to property located at 7516 Sunrise Road.

This the ___ day of ___, 2020