

RESOLUTION A
Resolution of Consistency

A RESOLUTION REGARDING THE APPLICATION FOR A MAJOR MODIFICATION TO THE GLEN LENNOX DEVELOPMENT AGREEMENT RELATED TO ADDITIONAL BUILDING HEIGHT AND CONSISTENCY WITH THE COMPREHENSIVE PLAN (2021-10-13/R-13)

WHEREAS, in 2014, the Town entered into a development agreement with Glen Lennox, LLC and Glen Lennox Shopping Center, LLC to facilitate the development of the property in a way that best realizes the public benefits to the Town and the Developer Owners; and

WHEREAS, the Glen Lennox Development Agreement outlines the development review and approval process for site plans, urban design elements, land uses, and on- and off-site improvements; and

WHEREAS, the Town of Chapel Hill has received a request from Grubb Properties on behalf of Glen Lennox, LLC, for a Major Modification to the 2014 Glen Lennox Development Agreement; and

WHEREAS, on July 9, 2021, the Town of Chapel Hill received a request from Grubb Properties on behalf of Glen Lennox, LLC, for a Major Modification to the 2014 Glen Lennox Development Agreement. The proposal requested additional height within Blocks 3, 4 and 9 and identified as Orange County Parcel Identifier Numbers 9798-35-1887, 9798-25-5743, 9798-25-8721, 9798-26-5134, and 9798-26-8189 in order to create a transition in building height between Fordham Blvd. east to the Oakwood neighborhood and allows greater building height in the center of the development between NC 54 and Lanark Road; and

WHEREAS, the Chapel Hill Planning Department held a public information meeting with the applicant on September 2, 2021, and heard public concern for the additional height proposed on Block 3; and

WHEREAS, the Planning Commission reviewed the application on September 7, 2021 and recommended that the Council enact the major modification to the Glen Lennox Development Agreement to allow additional height on Blocks 3, 4, and 9; and

WHEREAS, Grubb Properties withdrew their request for additional building on Block 3 in response to the feedback they received from community members; and

WHEREAS, the Council of the Town of Chapel Hill has considered the application for the major modification to the Glen Lennox Development Agreement and finds that the amendment if enacted, is reasonable and in the public's interest and is warranted to achieve the purposes of the Comprehensive Plan, as explained by, but not limited to, the following goals of the Comprehensive Plan:

- Family-friendly, accessible exterior and interior places throughout the town for a variety of active uses (*Goal: A Place for Everyone.1*)
- A range of housing options for current and future residents (*Goal: A Place for Everyone.3*)
- Promote a safe, vibrant, and connected (physical and person) community (*Goal: Community Prosperity and Engagement.3*)

- A well-conceived and planned, carefully thought out, integrated, and balanced transportation system that recognizes the importance of automobiles but encourages and facilitates the growth and use of other means of transportation such as bicycle, pedestrian, and public transportation options (*Goal: Getting Around.1*)
- A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (*Goal: Getting Around.2*)
- Made an adaptable transportation system to support both dense and suburban development(*Goal: Getting Around.4*)
- 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 (*Goal: Good Places, New Spaces.5*)
- Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment. (*Goal: Good Places, New Spaces.8*)
- Support the Parks and Recreation Master Plan and the Greenways Master Plan to provide recreation opportunities and ensure safe pedestrian and bicycle connections (*Goal: Nurturing Our Community.4*)
- Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic (*Goal: Nurturing Our Community.8*)
- 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 (*Goal: Town and Gown Collaboration.4*)
- Promote access for all residents to health-care centers, public services, and active lifestyle opportunities (*Goal: Town and Gown Collaboration.6*)

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby finds the proposed major modification to the Glen Lennox Development Agreement to be reasonable and consistent with the Town Comprehensive Plan.

This the 13th day of October, 2021.