

A RESOLUTION FINDING THAT THE PROPOSED TEXT AMENDMENT TO THE CHAPEL HILL LAND USE MANAGEMENT ORDINANCE AND THE CHAPEL HILL TOWN CODE IS CONSISTENT WITH THE COMPREHENSIVE PLAN (2025-11-19/R-2)

WHEREAS, on September 24, 2025, the Town Council called a legislative hearing to consider a text amendment to the Land Use Management Ordinance and the Town Code; and

WHEREAS, the Planning Commission reviewed the proposed text amendment on October 7, 2025, and recommended that the Council enact the text amendment with conditions separately transmitted to Council; and

WHEREAS, the Council of the Town of Chapel Hill has considered the proposal to amend the Land Use Management Ordinance and the Town Code; and

WHEREAS, upon consideration the Council finds that the amendments, if enacted, are consistent with the Town's Comprehensive Plan, as explained by, but not limited to, the following elements of the Comprehensive Plan:

- Chapel Hill should direct growth to greenways, transit corridors, large infill sites with existing infrastructure, and smaller infill sites (Complete Community Strategy Direction for Growth)
- Development review processes directed by an overarching strategic vision, assessing new development through the lens of broader shared objectives (Complete Community Strategy Goal 1)
- Policies and plans to support a town that is green and sustainable, alongside a plan to build 485 new homes per year to meet housing needs (Complete Community Strategy Goal 3)
- A holistic approach to planning for excellence in the public realm, replacing a project-by-project review approach (Complete Community Strategy Goal 4)
- A range of housing options for current and future residents (Chapel Hill 2020, A Place for Everyone.3)
- Balance and sustain finances by increasing revenues and decreasing expenses (Chapel Hill 2020, Community Prosperity and Engagement.1)
- A community that has a parking system based on strategies that support the overall goals of a holistic transportation system (Chapel Hill 2020, Getting Around.8)
- A vibrant, diverse, pedestrian-friendly, and accessible downtown with opportunities for growing office, retail, residential, and cultural development and activity (Chapel Hill 2020, Good Places, New Spaces.2)
- A development decision-making process that provides clarity and consistency with the goals of the Chapel Hill 2020 comprehensive plan (Chapel Hill 2020, Good Places, New Spaces.3)
- A community that welcomes and supports change and creativity (Chapel Hill 2020, Good Places, New Spaces.6)
- Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment (Chapel Hill 2020, Good Places, New Spaces.8)

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

This the 19th day of November 2025.