

RESOLUTION OF CONSISTENCY

A RESOLUTION FINDING THAT THE PROPOSED AMENDMENTS TO SECTION 3.11 OF THE CHAPEL HILL LAND USE MANAGEMENT ORDINANCE TO UPDATE STANDARDS FOR TOWNHOMES IN THE BLUE HILL DISTRICT ARE CONSISTENT WITH THE COMPREHENSIVE PLAN (2021-02-24/R-10)

WHEREAS, on March 14, 2018, Council members petitioned the full Council to consider solutions for the Blue Hill District that would address several community interests, one of these interests being building size and massing concerns; and

WHEREAS, on February 19, 2020, the Council adopted Land Use Management Ordinance text amendments on building size, massing, and permeability, while also requesting further study of the text amendment proposal for townhomes; and

WHEREAS, the Council of the Town of Chapel Hill has considered the Town-initiated proposal to amend the Land Use Management Ordinance to update requirements for nonresidential space within townhome projects, as revised subsequent to Council's request for further study; and

WHEREAS, upon consideration the Council 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 Comprehensive Plan:

- A range of housing options for current and future residents (Goal A Place for Everyone.3)
- A development decision-making process that provides clarity and consistency with the goals of the Chapel Hill 2020 comprehensive plan (Goal Good Places New Spaces.3)
- 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)

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

This the 24th day of February, 2021.