

RESOLUTION A
(Resolution of Consistency)

A RESOLUTION REGARDING AMENDING THE CHAPEL HILL LAND USE MANAGEMENT ORDINANCE, ARTICLES 3, 4, AND 5 AMENDMENTS TO HISTORIC ROGERS ROAD NEIGHBORHOOD DISTRICT AND CONSISTENCY WITH THE COMPREHENSIVE PLAN (2025-XX-XX/R-#)

WHEREAS, in 2019, the Council adopted zoning amendments creating the Historic Rogers Road Neighborhood District; and

WHEREAS, the Housing and Employment Mixed-Use (HR-X) Subdistrict has not been applied to a property; and

WHEREAS, staff has identified revisions to the Housing and Employment Mixed-Use (HR-X) Subdistrict and is recommending changes to the district to better reflect the interests of the Historic Rogers Road Community; and

WHEREAS, the Planning Commission reviewed the text amendments to Land Use Management Ordinance Article 3, 4, and 5 Amendments to the Historic Rogers Road Neighborhood District on May 6, 2025, and recommended that the Council [enact/deny] the text amendments; and

WHEREAS, on April 23, 2025, the Council called a Legislative Hearing to amend Articles 3, 4, and 5 Amendments to the Historic Rogers Road Neighborhood District for the Council's May 21, 2025 meeting; and

WHEREAS, the Council of the Town of Chapel Hill has considered the proposed text amendment to Land Use Management Ordinance, Articles 3, 4, and 5 Amendments to the Historic Rogers Road Neighborhood District; and

WHEREAS, upon consideration the Council 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 Chapel Hill 2020 Comprehensive Plan:

- A range of housing options for current and future residents (Goal A Place for Everyone.3)
- A welcoming and friendly community that provides all people with access to opportunities (Goal A Place for Everyone.4)
- Foster success of local businesses (Goal Community Prosperity and Engagement.2)
- Promote a safe, vibrant, and connected (physical and person) community (Goal Community Prosperity and Engagement.3)
- A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (Goal Getting Around.2)
- 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)
- Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic (Goal Nurturing Our Community.8)

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 consistent with the Town Comprehensive Plan.

This the ____ day of _____, 2025.