

**RESOLUTION A**  
**Resolution of Consistency and Reasonableness**

**A RESOLUTION FINDING THAT THE PROPOSED AMENDMENTS TO THE LAND USE MANAGEMENT ORDINANCE REGARDING CONDITIONAL ZONING DISTRICTS, RELATED REVIEW PROCEDURES, AND CERTAIN DESIGN AND DEVELOPMENT STANDARDS RELATED TO AFFORDABLE HOUSING ARE CONSISTENT WITH THE COMPREHENSIVE PLAN (2022-X-X/R-X)**

WHEREAS, on September 22, 2021, Council members petitioned the Town Council to implement strategies to rapidly promote increased production and availability of affordable and missing middle housing, with one component of the petition being an expedited application process for projects with a substantial amount of affordable housing; and

WHEREAS, the Council of the Town of Chapel Hill has considered the proposed text amendment to the Land Use Management Ordinance (LUMO) Articles 3, 4, 5, and Appendix A, formulated in response to the petition; and

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

- Demonstrating the Town's commitment to effectively respond to the threats associated with climate change as well as environmental stewardship and resiliency, as contemplated in *Future Land Use Map (FLUM) Guiding Principle #1*.
- Encouraging equitable planning and development, where current and future community members including low-income residents may benefit from development and economic growth and activity in the town, as contemplated in *FLUM Guiding Principle #2*.
- Encouraging a diversity of housing types that are both affordable and desirable for households and individuals with a range of income levels, as contemplated in *FLUM Guiding Principle #3*.
- Cultivating an inclusive community by encouraging new opportunities, through the built environment, that promote a sense of place and community for those who live and work in Chapel Hill, as contemplated in *FLUM Guiding Principle #5*.
- Creating the quality of design and development the town desires, with particular attention to the appearance of – and views from – the public realm, as contemplated in *FLUM Guiding Principle #9*.
- Incentivizing more compact, affordable housing, a strategy for creating walkable, bikeable, and transit-served neighborhoods under the *Climate Action & Response Plan*.
- Contributing to the development of a range of housing options for current and future residents, which aligns with the theme of *A Place for Everyone*.
- Establishing a decision-making process for applications involving affordable housing that provides clarity and consistency with the goals of the Chapel Hill 2020 Comprehensive Plan, which aligns with the theme of *Good Places New Spaces*.
- Encouraging the development of new housing that expands the range of neighborhood types, evolve Chapel Hill's character for residents, and shapes land use in a way that strengthens community and protects the natural environment. These elements align with the theme of *Good Places New Spaces*.

- Establishing an integrated development review process for applications involving affordable housing that is fair and transparent and that incorporates the Chapel Hill 2020 environmental goals, which aligns with the theme of *Nurturing Our Community*.

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

This the \_\_ day of \_\_\_\_, 2022.