

RESOLUTION B

(Denying the Land Use Management Ordinance Text Amendment)

A RESOLUTION DENYING A PROPOSAL TO AMEND SECTION 3.11 OF THE CHAPEL HILL LAND USE MANAGEMENT ORDINANCE TO UPDATE STANDARDS FOR TOWNHOMES IN THE BLUE HILL DISTRICT (2021-02-24/R-11)

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 fails to find that the amendment:

- a) corrects a manifest error in the chapter, or
- b) is justified because of changed or changing conditions in the area of the rezoning site or the community in general, or
- c) achieves the purposes of the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby denies the Town-initiated proposal to amend the Land Use Management Ordinance to update standards for townhomes in the Blue Hill District.

This the 24th day of February, 2021.