

RESOLUTION OF CONSISTENCY

(Enacting the Land Use Management Ordinance Text Amendment proposal)

A RESOLUTION REGARDING AMENDING SECTION 3.7 AND APPENDIX A OF THE CHAPEL HILL LAND USE MANAGEMENT ORDINANCE RELATED TO PERMITTING FLEX OFFICE IN TOWN CENTER ZONING DISTRICTS AND EXPANDING DEFINITIONS RELATED TO TYPES OF RETAIL AND CONSISTENCY WITH THE CHAPEL HILL 2020 COMPREHENSIVE PLAN (2020-06-24/R-7)

WHEREAS, the Planning Commission reviewed the text amendments to the Land Use Management Ordinance Article 3, Section 3.7 and Appendix A on April 7, 2020 and recommended that the Council enact the text amendments; and

WHEREAS, the Council called a Public Hearing to amend Article 3, Section 3.7 and Appendix A of the Land Use Management Ordinance as it relates to permitting flex office in Town Center zoning districts and expanding definitions related to types of retail for the Council’s April 22, 2020 meeting; and

WHEREAS, the Council continued and held the public hearing on June 10, 2020, receiving comments through 11:59 pm on June 11, 2020, and closed the public hearing at that point; and

WHEREAS, the Council of the Town of Chapel Hill has considered the proposed text amendment to the Land Use Management Ordinance (LUMO) Article 3, Section 3.7, Table 3.7-1: Use Matrix and Appendix A related to permitting flex office in Town Center zoning districts and expanding definitions for retail, and 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:

- Foster success of local businesses (Community Prosperity and Engagement.2)
- A vibrant, diverse, pedestrian-friendly, and accessible downtown with opportunities for growing office, retail, residential, and cultural development and activity (Good Places, New Spaces.2)
- 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 (Good Places, New Spaces.5)
- Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment (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 amendment to be reasonable and consistent with the Town Comprehensive Plan.

This the 24th day of June, 2020.