

RESOLUTION ADOPTING DESIGN GUIDELINES

A RESOLUTION TO ADOPT THE BLUE HILL DESIGN GUIDELINES AS REFERRED TO IN SECTION 3.11 OF THE LAND USE MANAGEMENT ORDINANCE (2018-05-23/R-14)

WHEREAS, on May 12, 2014, the Town Council amended the Land Use Management Ordinance to establish Form District Regulations for the Ephesus Church Road/Fordham Boulevard area of Chapel Hill; and

WHEREAS, the adopted Form District Regulations directed the Town to maintain an adopted set of design guidelines; and

WHEREAS, in May 2017 the Town initiated a project with Winter & Company to prepare design guidelines that establish and maintain a consistent and cohesive design aesthetic for the Ephesus/Fordham District; and

WHEREAS, Town staff and the consultant conducted a robust public engagement process that included over 1000 individual comments submitted through varying forums that were used to identify community design interests and refine the draft document; and

WHEREAS, the Council is considering an amendment to the Land Use Management Ordinance to change the name of the Ephesus/Fordham District to the Blue Hill District; and

WHEREAS, the Blue Hill Design Guidelines have been written to help establish a common understanding of design principles and standards and provide a basis for making decisions about the appropriateness of new development in this District; and

WHEREAS, the Blue Hill Design Guidelines provide guidance to applicants for development to use in preparing projects for review, and establish a set of review criteria for the Community Design Commission to use in determining the appropriateness of design proposals; and

WHEREAS, three of the Town's advisory boards reviewed the Blue Hill Design Guidelines and provided comments.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council adopts the Blue Hill Design Guidelines as presented to Council on May 23, 2018, and as referred to in the Form District Regulations (applicable in the re-named Blue Hill District) found in Section 3.11 of the Land Use Management Ordinance.

This the 23rd day of May, 2018.