



# TOWN OF CHAPEL HILL

Town Hall  
405 Martin Luther King Jr.  
Boulevard  
Chapel Hill, NC 27514

## Legislation Details (With Text)

|                       |  |                      |   |              |  |
|-----------------------|--|----------------------|---|--------------|--|
| <b>File #:</b>        | [22-0913]  | <b>Version:</b>      | 1 | <b>Name:</b> |  |
| <b>Type:</b>          | Discussion Item  | <b>Status:</b>       |   | Passed       |  |
| <b>File created:</b>  | 11/30/2022   | <b>In control:</b>   |   | Town Council |  |
| <b>On agenda:</b>     | 12/7/2022  | <b>Final action:</b> |   | 12/7/2022    |  |
| <b>Title:</b>         | Consider Approving the Complete Community Framework, Initial Pilot Projects, and Authorizing Next Steps.   |                      |   |              |  |
| <b>Sponsors:</b>      |  |                      |   |              |  |
| <b>Indexes:</b>       |  |                      |   |              |  |
| <b>Code sections:</b> |  |                      |   |              |  |
| <b>Attachments:</b>   | 1. Staff Memorandum, 2. Consultant Presentation, 3. Staff Responses to Council Questions, 4. A RESOLUTION APPROVING THE COMPLETE COMMUNITY FRAMEWORK, INITIAL PILOT PROJECTS, AND AUTHORIZING NEXT STEPS (2022-12-07/R-10) |                      |   |              |  |

| Date      | Ver. | Action By    | Action             | Result |
|-----------|------|--------------|--------------------|--------|
| 12/7/2022 | 1    | Town Council | adopted as amended | Pass   |

### Consider Approving the Complete Community Framework, Initial Pilot Projects, and Authorizing Next Steps.

**Staff:**

Maurice Jones, Town Manager  
Dwight Bassett, Director  
Jennifer Keesmaat

**Department:**

Manager  
Economic Development  
The Keesmaat Group

**Overview:** The Keesmaat group has worked with the Town of Chapel Hill to develop the framework and pilot projects. A summary of discussions and materials leading up to this evening's decisions is included in the memorandum.

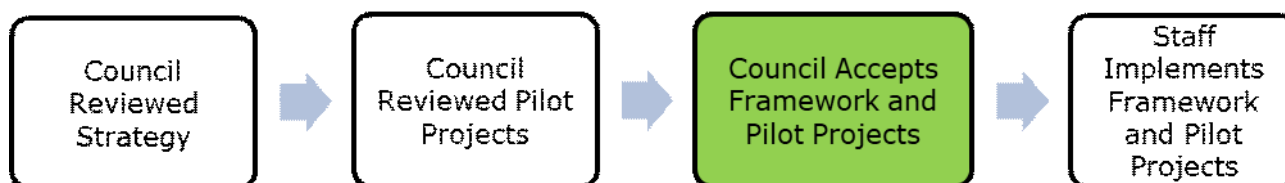
**Recommendation(s):**

That the Council

1. Accept the Complete Community Framework and implement the vision through an update to the Comprehensive Plan; and
2. Authorize the Town Manager to prepare Comprehensive Plan amendments for the Council to consider for approval; and
3. Adopt the resolution agreeing to the pilot projects and authorize the Town Manager to begin working on those initiatives.

**Fiscal Impact/Resources:** Resource needs for implementation should be determined and shared with the Council through the 5-year budgeting strategy and annual budgeting processes.

**Where is this item in its process?**



**Attachments:**

- Resolution
- Staff Memorandum
- Consultant Presentation

**A RESOLUTION APPROVING THE COMPLETE COMMUNITY FRAMEWORK, INITIAL PILOT PROJECTS, AND AUTHORIZING NEXT STEPS (2022-12-07/R-10)**

WHEREAS, there has been concern in the community that Chapel Hill does not have enough land to accommodate its future housing needs; and

WHEREAS Chapel Hill currently has an unsustainable, land-intensive approach to growth; and

WHEREAS, better land use planning requires clearly identified and protected Natural Areas and a shift away from auto-oriented development; and

WHEREAS, better land use planning requires the protection of Natural Areas, a clear plan for the provision of local, community-based parks, denser housing forms and a high quality pedestrian public realm, and a greater mix of uses in close proximity; and

WHEREAS, dense housing that is designed around driving and with significant parking detracts from the longer term sustainability of Chapel Hill and is not desirable moving forward; and

WHEREAS, sustainable denser forms of growth need to be supported by active transportation options so that less land is allocated to vehicles, driving and parking; and

WHEREAS, active transportation options such as walking and cycling require a safe, accessible and interconnected network of high quality public realm infrastructure and Greenways; and

WHEREAS, a Capacity Analysis determined that Chapel Hill does have sufficient land to meet future housing needs but only if a strategic, greenway-oriented development approach to growth is embraced; and

WHEREAS, the Chapel Hill Complete Community Framework outlines a way to plan and grow in keeping with a larger vision and a broad set of shared objectives that have been generated through a consensus building process; and

WHEREAS, a state-of-the-art Everywhere to Everywhere Greenway Plan is needed to deliver on the promise of a more sustainable and inclusive Chapel Hill that provides a diversity of housing options and true Active Transportation choices; and

WHEREAS, Community Leaders have stepped forward and are willing to advance Pilot Project(s) in collaboration with the Town of Chapel Hill.

NOW, THEREFORE, BE IT RESOLVED that the Council of the Town of Chapel Hill accepts the Complete Community Framework and will implement the vision through an update to the Comprehensive Plan.

BE IT FURTHER RESOLVED that the Town Manager is authorized to prepare Comprehensive Plan amendments for the Council to consider for approval as described in the staff memorandum for the December 7, 2022 meeting.

BE IT FURTHER RESOLVED that the Town Council agrees to the pilot projects described in the staff memorandum and authorizes the Town Manager to begin working on those initiatives.

This the 7<sup>th</sup> day of December, 2022.

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**The Agenda will reflect the text below and/or the motion text will be used during the meeting.**

PRESENTER: Jennifer Keesmaat, The Keesmaat Group

RECOMMENDATION: That the Council adopt the resolution to accept the Complete Community Framework and implementation of the vision through an update to the Comprehensive Plan; authorize the Town Manager to prepare Comprehensive Plan amendments for the Council to consider for approval; and agrees to the pilot projects and authorize the Town Manager to begin working on those initiatives.