

## ADOPTED RESOLUTION

**A RESOLUTION CALLING A PUBLIC HEARING ON A PROPOSED AMENDMENT TO THE LAND USE MANAGEMENT ORDINANCE TO ADJUST PROVISIONS OF THE OFFICE/INSTITUTIONAL-4 ZONING DISTRICT (2004-04-26/R-3)**

BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby calls a public hearing for October 18, 2004, to consider an amendment to the Land Use Management Ordinance to adjust provisions of the Office/Institutional-4 zoning district. Proposed changes for consideration shall include:

- Allow more time for Council action on an application for a Development Plan or Modification of a Development Plan. The current requirement is that the Council takes action on such an application within 90 days of the date of Town acceptance of a complete application.
- Require that a Concept Plan be presented for Council consideration prior to submittal of an application for a Development Plan or Modification of a Development Plan.
- Allow more time for Council action on applications that involve a Perimeter Transition Area.
- Specify that the Planning Board make a recommendation on such applications, rather than a requirement that the Board review applications; allow time for two Planning Board meetings to consider such applications, similar to what is specified now for Special Use Permit applications.
- Establish a system of quarterly meetings with University representatives to review the status of projects in construction, and offer a preview of projects that are planned.
- Add a finding that the Council must make in order to approve a Development Plan or Development Plan Modification: "That the University's plan/modifications comply with the Town's Comprehensive Plan."
- Add a finding that the Council must make in order to approve a Development Plan or Development Plan Modification: "That the proposed development complies with all required regulations and standards of the Land Use Management Ordinance."

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- Include a section in OI-4 that would establish public Town reviews of projects to see if the developers are adhering to the standards of the Comprehensive Plan as a way of protecting adjacent and near-by neighborhoods.

BE IT FURTHER RESOLVED that the Council refers this proposal to the Planning Board and Town Manager for recommendations.

This the 26<sup>th</sup> day of April, 2004.