ATTACHMENT 2

CNC Statement to the Chapel Hill Town Council on the Proposed Changes to OI-4

October 18, 2004

The Coalition of Neighbors near Campus requested in April that the Council adopt the following changes to OI-4:
1) include a finding that any plan under OI-4 must comply with the Town's Comprehensive Plan;
2) an addition that would establish public Town reviews of projects to determine adherence to the Comprehensive Plan and standards to protect adjacent and near-by neighborhoods; and
3) lengthening the number of days for review of changes or modifications to development plans.

CNC's proposals are listed tonight as numbers 2, 6 and 8 in the Manager's memo. CNC still strongly supports these proposals and disagrees with the Manager's recommendations on all three, as well as the Planning Board's recommendation on #8. Regarding the other proposals, CNC thinks that proposal# 1 (Concept Plan Review by the Council) has merit, provided there are strong protections in the wording of the proposal to guarantee meaningful public participation and further possible Council suggestions once an application has been submitted.

In addition, CNC supports:
#3: Lengthening the Perimeter Transition Area review period;
#4: Requiring Planning Board recommendation; and
#7: Requiring compliance with all applicable regulations.
We disagree with the Manager's recommendations on numbers 4 and 7.

We also support the inclusion of the following request brought by a citizen that was supported by several Council members in April but is not included in the proposals tonight:
. UNC will present an annual transportation report to the Council that is short (10 pages or less), clear and concise, using language easily understandable to the general public.
. This report will identify impacts, proposed mitigation measures and implementation plans.
. The report will give an assessment of what has been done to mitigate adverse traffic impacts and whether, and to what extent, these measures are working.
The informational basis for the assessment should be included.

Lastly, CNC has serious concerns and questions about the process by which decisions were made in creating OI-4. In referring to the items regarding the Comprehensive Plan, the Manager's memo states, "**During negotiations which initially led to the creation of the OI-4 zoning district, the University specifically requested that this finding not be included. The Town Council concurred** and accordingly, we recommend no change."

We can recall no public notice or mention of either the University's request or the Council's decision to accommodate this request. Time after time those who opposed the Development Plan and the University's encroachment into neighborhoods would remind the Council that the plans did not comply with the Comprehensive Plan. There was no official notice that this made no difference.

We hope the Council will not only accept all the suggested proposals as a way of rectifying OI-4, but will hold a free and open discussion as to how and why this decision was made and why citizens were not informed until now.