

I, Amy T. Harvey, Acting Town Clerk of the Town of Chapel Hill, North Carolina, hereby certify that the attached is a true and correct copy of (2014-06-23/R-17) adopted as amended by the Chapel Hill Town Council on June 23, 2014.

This the 11th day of July, 2014.

Amy T. Harvey

**Amy T. Harvey
Acting Town Clerk**



A RESOLUTION AUTHORIZING THE TOWN MANAGER AND TOWN ATTORNEY TO ENTER INTO THE NEGOTIATION PHASE OF THE DEVELOPMENT AGREEMENT PROCESS WITH OBEY CREEK VENTURES, LLC FOR THE OBEY CREEK SITE (2014-06-23/R-17)

WHEREAS, a Development Agreement has been identified as a regulatory tool between the Town and developers to guide future development; and

WHEREAS, on November 5, 2012, the Council authorized the Town Manager and Town Attorney to develop a process for initiating Development Agreement negotiations for future projects; and

WHEREAS, on March 18, 2013, the Council authorized the Town Manager and Town Attorney to use the “Steps in a Development Agreement Process” as a guide to evaluate future projects that may seek a development agreement in Chapel Hill; and

WHEREAS, on April 29, 2013 the Town entered into an agreement with Obey Creek Ventures, LLC, commencing Phase 1 of the Development Agreement process; and

WHEREAS, on May 29, 2013, Council adopted a Resolution establishing the Obey Creek Compass Committee and its charge; and

WHEREAS, the Compass Committee held 22 meetings, including 2 Public Forums and a special topic session on “placemaking,” and several subcommittee meetings from July through December 2013; and

WHEREAS, the Development Agreement Technical Team gathered input and information from the public, Compass Committee, Town staff and the developers and drafted a report identifying issues for discussion and/or negotiation during the Obey Creek Development Agreement process; and

WHEREAS, the Compass Committee unanimously approved a report recommending the scope and direction of work assigned to the Technical Team be expanded to evaluate Obey Creek within the context of existing development; and

WHEREAS, on January 13, 2014, another check-in was added to the development agreement process for Obey Creek to occur after additional information was gathered, public input meetings held, and a comprehensive review had taken place, at which point Council would vote whether to proceed into the negotiation phase with the developer.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that, subject to the Council’s receipt and review of comments from the NCDOT regarding the Traffic Impact Analysis, a fiscal impact report and an environmental impact report, the Council authorizes the Town Manager and Town Attorney to enter into the negotiation phase of the

amended Development Agreement process with Obey Creek Ventures, LLC for the development of the Obey Creek site.

This the 23rd day of June, 2014.