

**UNIFIED DEVELOPMENT ORDINANCE
TEXT AMENDMENT CONSISTENCY STATEMENT
BY THE DURHAM CITY COUNCIL REGARDING
TC1800007, Expanding Housing Choices**

Whereas the Durham City Council, upon acting on a text amendment to the *Unified Development Ordinance* and pursuant to NCGS § 160A-383, is required to approve a statement describing how the action is consistent with the *Durham Comprehensive Plan*; and

Whereas the Durham City Council, upon acting on a text amendment to the *Unified Development Ordinance* and pursuant to NCGS § 160A-383, is required to provide a brief statement indicating how the action is reasonable and in the public interest.

NOW THEREFORE, BE IT ADOPTED BY THE DURHAM CITY COUNCIL AS APPROPRIATE:

IN THE EVENT THAT THE MOTION TO APPROVE THE ORDINANCE IS ADOPTED,

That final action regarding text amendment TC1800007, Expanding Housing Choices, is based upon review of, and consistency with, the *Durham Comprehensive Plan*, as provided in the “Issues” and “Consistency with the Comprehensive Plan; Reasonable and in the Public Interest” sections of the memo to the City Manager, dated September 3, 2019, regarding the subject “*Unified Development Ordinance Text Amendment, Expanding Housing Choices (TC1800007)*,” along with additional agenda information provided to the City Council and information provided at the public hearing; and that:

1. That the amendments remain consistent with the densities established within the future land use map of the *Comprehensive Plan*; and
2. That the amendments are supported by the *Comprehensive Plan* under the Summary of Issues in the Community Character and Design Element:

“Both urban and suburban infill development become more important as the population of Durham continues to grow. Infill development, including residential, non-residential, and mixed use, are an important aspect of smart growth and will help support transportation alternatives and alleviate congestion related issues.”

It is the objective of the Durham City Council to have the *Unified Development Ordinance* promote *equitable* regulatory efficiency and consistency and the health, safety, and general welfare of the community. The text amendment promotes this by expanding the opportunities for a variety of housing options to help address issues created by increased population growth, housing demand, and neighborhood displacement; and that the amendments are reasonable regulations for the citizens and business community of the City of Durham as additionally supported in the “Issues” and “Consistency with the Comprehensive Plan; Reasonable and in the Public Interest” sections of the memo to the City Manager, dated September 3, 2019, regarding the subject “*Unified Development Ordinance Text Amendment, Expanding Housing Choices (TC1800007)*,” along with additional agenda information provided to the City Council and information provided at the public hearing. Therefore, the amendment is reasonable and in the public interest.

IN THE EVENT THAT THE MOTION TO APPROVE THE ORDINANCE FAILS,

That final action regarding text amendment TC1800007, Expanding Housing Choices, is based upon review of, and consistency with, the *Durham Comprehensive Plan*; and

It is the objective of the Durham City Council to have the *Unified Development Ordinance* promote regulatory efficiency and consistency and the health, safety, and general welfare of the community. The text amendment does not promote this and therefore is neither reasonable nor in the public interest.