

**DRAFT RESOLUTION A**  
**Resolution of Reasonableness and Consistency**

**A RESOLUTION REGARDING THE REASONABLENESS AND CONSISTENCY WITH THE COMPREHENSIVE PLAN OF THE APPLICATION FOR A CONDITIONAL ZONING ATLAS AMENDMENT FOR THE PROPERTY LOCATED AT 1708 and 1712 LEGION ROAD FROM RESIDENTIAL-2 (R-2) AND RESIDENTIAL-4 (R-4) TO RESIDENTIAL-COMMUNITY PRIORITY-CONDITIONAL ZONING DISTRICT (R-CP-CZD) (PROJECT #CZD-24-1) (2024-04-17]/R-#)**

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning submitted by Taft Mills Group, on behalf of property owner Picks Enterprises, LLC, to rezone a 3.24-acre assemblage of parcels located at 1708 and 1712 Legion Road on property identified as Orange County Property Identifier Numbers 9799465105 and 9799456975, to allow development of a multi-family building; and

WHEREAS, the Council finds that the amendment if enacted, is reasonable and in the public's interest, as explained by, but not limited to, the following considerations:

- The proposed zoning is compatible with the zoning of adjacent sites: Residential-2 (R-2); Residential-4 (R-4); and Walkable Mixed Use (WX-5).
- The site has a transit stop on the edge of the property and directly across the street with continuous sidewalks and a pedestrian crossing for future residents. The project's future residents will support the usage of existing public transit.
- The project meets the desired goals of infill development in an area with existing public transit service.
- The surrounding land area is mixed-use consisting primarily of low-medium density residential and business uses. The proposed use is consistent with the scale and use of surrounding properties.
- This rezoning allows medium density residential development to provide a transition from the mid-rise WX-5 mixed-use properties to the low-density residential developments south of Legion Road.
- Site access is directly available to Legion Road and will align with Novus Lane to the north. The developed site will provide a direct connection to the existing public sidewalk and bike paths on Legion Road.
- The development will provide adequate protection of the existing stream through a 50-foot buffer of the intermittent stream bank along with an undisturbed area southeast of the buffer.

WHEREAS, the Council finds that the amendment, if enacted, is consistent with the Town's Comprehensive Plan, as explained by, but not limited to, the following elements of the Comprehensive Plan:

- Future Land Use Map
  - The project is in the North 15-501 Focus Area, Sub-Area B. The project is proposing a maximum height of 3 stories, consistent with the 4-story height designated for this area.
  - The project is proposing multifamily development which is identified as a primary land use in the sub-area.
  - The project supports the Town's future economic health and ability to accommodate employment centers by providing additional housing options.

- The project provides an appropriate transition from multi-family to single family homes next to the site with a landscape buffer that is wider than LUMO requires.
- The project limits disturbance in the existing intermittent stream buffer.
- Mobility and Connectivity Plan and Connected Roads Plan
  - The Everywhere-to-Everywhere Greenways Map identifies proposed greenways near the site. The existing Lower Booker Creek Trail is about .5 miles from the site.
  - This project uses the allowable 20 percent reduction of minimum vehicular parking spaces for the associated zoning district.
  - The project will utilize and improve key infrastructure such as sidewalks, bike facilities, and public transportation. The project also will include walking paths to create interconnectivity within the site and to the future park on the Town's adjacent site.
  - The project will improve connectivity and safety for local trips by aligning the entrance to the site with the intersection of Novus Lane and Legion Road.
- Climate Action and Response Plan
  - The project will meet National Green Building Standard Bronze.
  - The applicant is pursuing Energy Star Multifamily New Construction v1.1 certification.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby finds the proposed Conditional Zoning Atlas Amendment to be reasonable and consistent with the Town Comprehensive Plan.

This the 17th day of April, 2024.