A RESOLUTION REGARDING THE APPLICATION FOR CONDITIONAL ZONING ATLAS AMENDMENT FOR THE ASPEN CHAPEL HILL PROPERTY LOCATED AT 701 MARTIN LUTHER KING JR BLVD FROM NEIGHBORHOOD COMMERCIAL (NC) AND RESIDENTIAL-3 (R-3) TO RESIDENTIAL-6-CONDITIONAL ZONING DISTRICT (R-6-CZD) REASONABLENESS AND CONSISTENCY WITH THE COMPREHENSIVE PLAN (2022-X-X/R-X)

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning submitted by McAdams, on behalf of contract purchaser York Acquisitions, LLC and property owners Capkov Ventures, Inc and Lukri Investments LLC, to rezone a 2.03-acre parcel located at 701 Martin Luther King Jr Blvd on property identified as Orange County Property Identifier Numbers 9789-30-2139 and 9789-30-2349, to allow a multifamily building with structured parking; and

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:

- Promoting the Focus Area Character for the South MLK Jr Blvd Focus Area as described in the Future Land Use Map.
- Facilitating development that implements FLUM guidance for Character Types in the Focus Area.
- Facilitating development that is consistent with the Transportation and Land Use strategies of the Climate Action and Response Plan.
- Contributing to a range of housing options that includes student housing where appropriate. This aligns with the theme of *A Place for Everyone*.
- Locating higher-density housing along a BRT corridor, in proximity to downtown, with opportunities for pedestrian and bicycle connections. The location offers multimodal access to employment, education, services, and shopping, and aligns with the theme of *Getting Around.*
- Opportunity for new housing that exhibits form and density appropriate for the location, expands the range of neighborhood types, and evolves Chapel Hill's character for residents. These elements align with the theme of *Good Places, New Spaces.*
- Providing housing for students that offers easy access to UNC campus and to various services. This aligns with the theme of *Town and Gown Collaboration.*

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 matches the zoning of adjacent sites (R-6) and provides opportunity for a transition to medium-density residential zoning in adjacent existing neighborhoods.
- There are a variety of housing types in the surrounding area, including other multifamily residential development.
- The site is located along a major arterial corridor. The surrounding road network, pedestrian and bicycle facilities (existing and planned) and transit service (existing

and planned) indicate a transportation network that supports higher-density residential development.

- The proposed zoning is consistent with the Future Land Use Map character for the Focus Area, and with the list of appropriate uses.
- Zoning conditions provide an opportunity to limit intensity and to establish standards that address any impacts on surrounding properties.

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 ___ day of ____, 2022.