

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 200 SOUTH ELLIOTT ROAD FROM OFFICE/INSTITUTIONAL-2 (OI-2) AND RESIDENTIAL-5 (R-5) TO MIXED USE VILLAGE-CONDITIONAL ZONING DISTRICT (MU-V-CZD) (PROJECT #CZD-24-4) (2025-04-09/R-9)

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning submitted by McAdams, on behalf of property owner SPIKE LLC, to rezone a 4.01-acre site located at 200 South Elliott Road, 1 Couch Road, and 3 Couch Road on property identified as Orange County Property Identifier Numbers 9799-14-5239, 9799-14-2352, and 9799-14-0340, to allow development of a mixed-use 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 rezoning supports redevelopment of an infill project that will provide a mixture of uses similar to surrounding development.
- The rezoning supports redevelopment that will contribute to the utilization of nearby greenway connections, transit service, and amenities in the Blue Hill District.
- The rezoning supports redevelopment that will provide additional multimodal connections.
- Zoning conditions provide an opportunity address any impacts on surrounding properties.

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:

- The site is within the North 15-501 Corridor Focus Area of the Future Land Use Map, which anticipates uses and building heights that are aligned with the proposed development.
- This project contributes to the dense, walkable development pattern called for in the Climate Action and Response Plan.

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 9th day of April, 2025.