

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 11 WHITE OAK DRIVE FROM RESIDENTIAL-1 (R-1) TO RESIDENTIAL-6-CONDITIONAL ZONING DISTRICT (R-6-CZD) (PROJECT #CZD-24-6) (2025-06-18/R-8)

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning submitted by McAdams, on behalf of contract purchaser ZOM Living and property owners John McKee Jr. and Anne McKee, Michele Hodgson, and Arshad Mahmood and Kausar Arshad, to rezone a 13-acre site located at 11 White Oak Drive, 76 White Oak Drive, 5520 Old Chapel Hill Road, 5522 Old Chapel Hill Road, 5602 Old Chapel Hill Road, 5604 Old Chapel Hill Road, and 5608 Old Chapel Hill Road on property identified as Durham County Property Identifier Numbers 0709-09-4874, 0709-09-4378, 0709-09-4101, 0709-09-2143, 0709-09-0300, and 0709-09-0161, to allow a multifamily residential development; 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 (Residential-6-Conditional Zoning District) is compatible with the zoning of adjacent properties (Residential-6-Conditional Zoning District and Residential-1).
- The proposed zoning is consistent with the Future Land Use Map designation for the site.
- The site is served by existing bike lanes, sidewalks, and a transit route.
- Zoning conditions establish standards that address 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 development incorporates land uses and building heights identified for Sub-Area A of the North 15-501 Corridor Focus Area of the Future Land Use Map (FLUM).
- The development enhances an infill site that is served by existing infrastructure, which supports the Complete Community Strategy.
- The development provides pedestrian and vehicular improvements that support the Connected Roads Plan and Everywhere-to-Everywhere Greenways Map.
- The development provides electric vehicle charging capability and other climate action commitments that support the implementation of 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 18th day of June, 2025.