

**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 1604 PUREFOY DRIVE FROM RESIDENTIAL-5-CONDITIONAL ZONING DISTRICT (R-5-CZD) TO OFFICE/INSTITUTIONAL-3-CONDITIONAL ZONING DISTRICT (OI-3-CZD) (2023-XX-XX/R-#)**

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning submitted by St. Paul AME Church to rezone a 20.37-acre parcel located at 1604 Purefoy Drive on properties identified as Orange County Property Identifier Number(s) 9870-45-9243, 9870-54-0416, 9870-54-3735, 9870-54-5947, and 9870-54-4583, to allow a mixed-use 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 is compatible with the zoning of adjacent sites (Residential-Medium Density (HR-M)).
- Multiple local jurisdictions anticipate further development in the vicinity of the proposed zoning.
- The proposed zoning is consistent with the Future Land Use Map designation for the site.
- Zoning conditions provide an opportunity to 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:

- Facilitating development that implements the Land Use Category identified by the Future Land Use Map.
- Providing housing options geared towards serving the unique needs of older residents (*A Place for Everyone*).
- Supporting economic development in a historically underserved community (*Community Prosperity and Engagement*).
- Including numerous pedestrian connections onsite and ensuring access to offsite pedestrian and transit facilities (*Getting Around*).
- Developing recreation facilities and other amenities that will be accessible to the public (*Good Places, New Spaces*).

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 \_\_\_th day of \_\_\_, 2023.