

RESOLUTION A

(Rezoning from Town Center-1 (TC-1) and Town Center-2 (TC-2) to Town Center-3 (TC-3))

A RESOLUTION OF THE CHAPEL HILL ZONING ATLAS AMENDMENT FOR 136 E. ROSEMARY ST. AND 137 E. FRANKLIN ST. AND CONSISTENCY WITH THE COMPREHENSIVE PLAN (ORANGE COUNTY PARCEL IDENTIFIER #9788-37-7517)

WHEREAS, the Council of the Town of Chapel Hill has considered the application from George Retschle of Ballentine Associates on behalf of Franklin Office Chapel Hill LLC c/o Grubb Properties, LLC to amend the Zoning Atlas to rezone property described in the accompanying rezoning application for the 137 E. Franklin St. Innovation Hub at 136 E. Rosemary St. and 137 E. Franklin St. from Town Center-1 (TC-1) and Town Center-2 (TC-2) to Town Center-3 (TC-3) and finds that the amendment, if enacted, is in the public's interest and is warranted to achieve the purposes of the comprehensive plan;

- The intent of the TC-3 district is to support a concentration of many functions in the central area of Chapel Hill. This is consistent with the Town/Village Center designation of the site on the 2020 Land Use Plan. (A Place For Everyone, Goal #1)
- The site is located in the Downtown / Area 1 Future Focus Discussion Area. Chapel Hill 2020 identifies efforts to support a vibrant economy as a focus for Downtown. In addition, the Focus Area description notes that Franklin Street is the center of Chapel Hill's historic downtown. (Good Places, New Spaces, Goal #4)
- The Mobility and Connectivity Plan shows future bike lanes along E. Franklin Street and this block of E. Rosemary Street in the long-term network. Existing buffered bike lanes are located close by on W. Rosemary Street. Both streets have continuous sidewalks on both sides. Improvements to the multimodal network and extension of existing facilities would support increased growth and development in the downtown area. (Getting Around, Goal #3)
- The proposed development will support objectives of the Downtown Small Area Plan, including zoning that enables greater building floor area to support Economic Vitality through more employment and activity (Community Prosperity and Engagement, Goal #2)

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby finds the proposed ordinance to be reasonable and consistent with the Town's Comprehensive Plan.

This the _____ day of _____, 2020.