

A RESOLUTION REGARDING THE APPLICATION FOR CONDITIONAL ZONING ATLAS AMENDMENT AT THE PROPERTY LOCATED AT 7516 SUNRISE ROAD TO RESIDENTIAL-6-CONDITIONAL ZONING (R-6-CZ) AND NEIGHBORHOOD COMMERCIAL-CONDITIONAL ZONING (NC-CZ) AND CONSISTENCY WITH THE COMPREHENSIVE PLAN (2020-X-X/R-X)

WHEREAS, Ballentine Associates has filed an application for Conditional Zoning Atlas Amendment on behalf of Habitat for Humanity of Orange County to rezone a 32.6 acre parcel located at 7516 Sunrise Road and identified as Orange County Parcel Identifier Numbers 9890-06-5926, 9890-16-0437, 9890-06-6312, 9890-06-3350, 9890-06-0413 to Residential-6-Conditional Zoning (R-6-CZ) and Neighborhood Commercial-Conditional Zoning (NC-CZ) to allow a residential community with supportive retail and amenities; and

WHEREAS, the Town staff have completed a review of the application for compliance with the Land Use Management Ordinance, Town Code, and for Consistency with the Comprehensive Plan; and

WHEREAS, the Planning Commission reviewed the application on _____ and recommended that the Council enact the Zoning Atlas Amendment rezoning the property; and

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning Atlas Amendment on behalf of Habitat for Humanity of Orange County to rezone and finds that the amendment if enacted, is reasonable and in the public's interest and is warranted to achieve the purposes of the Comprehensive Plan, as explained by, but not limited to, the following goals of the Comprehensive Plan:

- Contribute to affordable housing needs (*Goal A Place for Everyone.4*)
- Job creation and new residential options (*Community Prosperity and Engagement.2*)
- Creation of a walkable community with transit access (*Getting Around.1*)
- Integration of a new community into existing neighborhoods (*Good Places, New Spaces.5*)
- Natural area preservation and high quality Stormwater control measures (*Nurturing Our Community.3 & .8*)
- Contribute to housing for UNC and UNC Health Care employees (*Goal Town and Gown Collaboration.4*)

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 _____, 2020.