

RESOLUTION A
Resolution of Reasonableness and Consistency

A RESOLUTION REGARDING THE REASONABLENESS AND CONSISTENCY WITH THE COMPREHENSIVE PLAN OF THE APPLICATION FOR A ZONING ATLAS AMENDMENT FOR THE PROPERTY LOCATED AT 1900 PURFOY DRIVE FROM RURAL TRANSITION DISTRICT (RT) TO HOUSING AND EMPLOYMENT MIXED-USE SUBDISTRICT (HR-X) (2025-06-18/R-6)

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conventional Rezoning submitted by the Town Manager, to rezone an approximately 107-acre parcel located at 1900 Purefoy Drive on property identified as Orange County Property Identifier Number 9870-73-8946 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 rezoning furthers community goals outlined in *Rogers Road: Mapping Our Community's Future* and community engagement conducted in 2024
- The proposed rezoning is adjacent to other HR zoning districts that intended to serve the Rodgers Road community.
- The property in the application was platted to avoid development in the most environmentally sensitive areas of the broader Green Tract.

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:

- A range of housing options for current and future residents (Goal A Place for Everyone.3)
- A welcoming and friendly community that provides all people with access to opportunities (Goal A Place for Everyone.4)
- Foster success of local businesses (Goal Community Prosperity and Engagement.2)
- Promote a safe, vibrant, and connected (physical and person) community (Goal Community Prosperity and Engagement.3)
- A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (Goal Getting Around.2)
- A development decision-making process that provides clarity and consistency with the goals of the Chapel Hill 2020 comprehensive plan (Goal Good Places New Spaces.3)
- A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill's character for residents, visitors, and students (Goal Good Places New Spaces.5)
- Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment (Goal Good Places New Spaces.8)
- Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic (Goal Nurturing Our Community.8)
- The HR-X zoning will allow for development within a Future Land Use Map Focus Area, North Martin Luther King Jr. Blvd.

- HR-X Zoning will provide additional opportunities for housing in a focus area.

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

This the 18th day of June, 2025.