

RESOLUTION B
Denying the Conditional Zoning Application

A RESOLUTION DENYING AN AMENDMENT OF THE CHAPEL HILL ZONING ATLAS TO REZONE THE PROPERTY LOCATED AT 100-998 EASTOWNE DRIVE TO OFFICE/INSTITUTIONAL-3-CONDITIONAL ZONING DISTRICT (OI-3-CZD) (PROJECT #CZD-22-7) (2023-05-24/R-14)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Conditional Zoning application, proposed by McAdams, on behalf of owner Health System Properties, LLC, to rezone six parcels totaling approximately 50-acres located at 100, 200, 300, 400, 500, 600, 700, 800, 901 and 998 Eastowne Drive on property identified as Orange County Property Identifier Numbers 9890-80-0195, 9890-80-7564, 9890-80-0643, 9890-80-2764, 9890-80-3947 and 9890-91-1209, if rezoned to Office/Institutional-3-Conditional Zoning District (OI-3-CZD) according to the rezoning plan dated April 6, 2023 would not:

- a) Conform with the applicable provisions of the Land Use Management Ordinance and Town Code
- b) Conform with the Comprehensive Plan
- c) Be compatible with adjoining uses
- d) Mitigate impacts on surrounding properties and the Town as a whole
- e) Be harmonious with existing and proposed built systems including utility infrastructure, transportation facilities, police and fire coverage, and other public services and facilities
- f) Be harmonious with natural systems such as hydrology, topography, and other environmental constraints

BE IT FURTHER RESOLVED that the Council hereby denies the proposed application for an amendment of the Chapel Hill Zoning Atlas.

This the 24th day of May, 2023.