

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 860 WEAVER DAIRY ROAD FROM MIXED USE-OFFICE/INSTITUTIONAL-1 (MU-OI-1) AND RESIDENTIAL-3 (R-3) TO MIXED-USE VILLAGE-CONDITIONAL ZONING DISTRICT (MU-V-CZD)(PROJECT #CZD-24-8) (2025-MO-DAY/R-#)

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning submitted by Thomas and Hutton, on behalf of property owner Ting Kuo Shieh and contract purchaser Land Planning & Entitlements, LLC, to rezone a 45.2-acre site located at 860 Weaver Dairy Road, on property identified as Orange County Property Identifier Number 9880-56-4638, to allow development of retail, multi-family residential, and townhomes 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 (Mixed-Use Village-Conditional Zoning District) is compatible with the zoning of adjacent properties (Residential-4, Residential-5 and Office/Institutional-2).
- The proposed mix of residential and commercial land uses is compatible with the surrounding residential and commercial land uses.
- The proposed development preserves existing tree canopy along Interstate-40 and adjacent properties.
- The proposed development will provide a greenway that creates additional connections between existing residential and commercial development in the vicinity.
- Zoning conditions 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:

- The proposed project provides multifamily residential housing, townhomes, and future commercial spaces as recommended in Sub-Area D of the Future Land Use Map's North MLK Boulevard Focus Area.
- The proposed project is located on a large infill site with located near existing transit services and commercial development, which supports the Complete Community Strategy.
- The applicant commits to provide 10 percent of the multifamily units as affordable and 15 percent of the townhome units as affordable.
- The proposed project will provide a greenway connection called for in the Chapel Hill Mobility and Connectivity Plan.

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 [month], 2025.