

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 701 MARTIN LUTHER KING JR BLVD FROM NEIGHBORHOOD COMMERCIAL (NC) AND RESIDENTIAL-3 (R-3) TO MIXED-USE VILLAGE CONDITIONAL ZONING DISTRICT (MU-V-CZD) (PROJECT #CZD-25-2) (2025-10-08/R-5)

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 owners Faye A. Johnson, Lukri Investments, LLC, and Capkov Ventures Inc, to rezone an 1.91-acre site located at 701 Martin Luther King Jr. Blvd Unit A, 201 E. Longview Street, 203 E. Longview Street, and 205 E. Longview Street, on property identified as Orange County Property Identifier Numbers 9789302139 and 9789302349, to allow development of a multi-family residential and retail mixed-use building 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 would allow high-density, mixed-use development which is appropriate for its location on an arterial road.
- This is a large infill site with existing infrastructure on a high frequency transit corridor.
- This site is across from a proposed North South Bus Rapid Transit (NSBRT) station. The proposed unit count (175-200) is the level of density necessary to support the Town's investment in high frequency transit.
- The project is located 1,800 feet south of the Bolin Creek Trail, which is accessible by sidewalk and bike sharrows on both sides of Martin Luther King Jr. Blvd.
- Minimal additional vehicle trips would be added to surrounding arterial and local roads, Martin Luther King Jr. Blvd and E. Longview Street.
- The surrounding land area is a mix of uses, consisting primarily of low to medium density residential and commercial office uses.

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 site is in a Future Land Use Map Focus Area, South MLK, Sub-Area C. Multi-family residential, retail, and gathering spaces are all appropriate uses for this area.
- The Complete Communities Strategy envisions directing growth to transit corridors and redevelopment of infill sites with existing infrastructure.
- The Mobility and Connectivity Plan encourages private developers on Martin Luther King Jr. Blvd to complement the Town's investment in NSBRT.
- The Climate Action and Response Plan encourages private developers to meet certain energy efficiency standards and maximize the reduction of energy costs to future residents.
- The development is consistent with the Future Land Use Map emphasis on activated frontages in this Focus Area.

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 8th day of October, 2025.