

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 607 MARTIN LUTHER KING JR BLVD FROM RESIDENTIAL-4 (R-4) TO RESIDENTIAL-COMMUNITY PRIORITY-CONDITIONAL ZONING DISTRICT (R-CP-CZD) (PROJECT #CZD-24-5) (2025-05-07/R-#)

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning submitted by Taft Mills Group, on behalf of property owner Lawler Development Group, LLC, to rezone a 2.98-acre assemblage of parcels located at 607, 609, 611, 613, 615, and 617 Martin Luther King Jr Blvd and 121 Stinson Street on property identified as Orange County Property Identifier Number(s) 9788-39-0351, 9788-39-1558, and 9788-29-9778, to allow development of a multi-family residential 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:

- All units would be made available to households with incomes at or below 60 percent of Area Median Income (AMI). This meets the affordable housing criteria of the R-CP-CZD.
- The site contributes to connectivity with at least three access points – one vehicular and two pedestrian – from Martin Luther King Jr. Blvd.
- The project offers much needed affordable housing in the future North-South Bus Rapid Transit (BRT) corridor.
- The surrounding land area is a mix of uses, consisting primarily of low to high density residential and commercial office uses. The proposed use is consistent with the scale and use of surrounding properties.
- The proposed rezoning would allow high density residential development that will provide an effective transition from medium density residential that surrounds the site to high-density residential to the east of the site.

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 Future Land Use Map identifies multifamily housing as a primary land use in South MLK Blvd Focus Area, Sub-Area C. Mixed income housing is encouraged here.
- 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 to provide pedestrian and vehicular connections in their site design.
- 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.

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 7th day of May, 2025.