

RESOLUTION A
Resolution of Consistency and Reasonableness

A RESOLUTION REGARDING THE APPLICATION FOR CONDITIONAL ZONING ATLAS AMENDMENT FOR THE PROPERTY LOCATED AT 710 N ESTES DR FROM RESIDENTIAL-1 (R-1) TO RESIDENTIAL-5-CONDITIONAL ZONING DISTRICT (R-5-CZD) REASONABLENESS AND CONSISTENCY WITH THE COMPREHENSIVE PLAN (2022-10-19/R-5)

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning submitted by McAdams, on behalf of contract purchaser Lock7 Development and property owner Whitcomb Rummel, to rezone an 8.06-acre parcel located at 710 N Estes Drive on property identified as Orange County Property Identifier Number 9789-45-5646, to allow a townhouse community; and

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:

- Promoting the Focus Area Character for the South MLK Jr Blvd Focus Area as described in the Future Land Use Map (FLUM).
- Facilitating development that implements FLUM guidance for Character Types in the Focus Area.
- Facilitating development that implements the principles and recommendations of the Central West Small Area Plan.
- Contributing to a range of housing options for current and future residents, which aligns with the theme of *A Place for Everyone*.
- Locating housing within walking distance of public transit routes, multiuse paths, and schools. The location offers multimodal access to employment, education, services, and shopping, and aligns with the theme of *Getting Around*.
- Opportunities for new housing that expand the range of neighborhood types, evolve Chapel Hill's character for residents, and shapes land use in a way that strengthens community and protects the natural environment. These elements align with the theme of *Good Places New Spaces*.

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 matches the zoning of adjacent sites (R-5) and supports an appropriate transition between office/institutional zoning to the west and less intense residential zoning for existing neighborhoods.
- There has been other recent development activity in the surrounding area, including other housing types. The uses allowed under the proposed zoning are compatible with existing residential uses in the surrounding area.
- The surrounding road network, pedestrian and bicycle facilities (existing and planned) and transit service (existing and planned) indicate a transportation network that supports medium-to-high density residential development.
- The proposed zoning is consistent with the Future Land Use Map character for the Focus Area, and with the list of appropriate uses.

- The proposed zoning is also consistent with the identified uses and principles of the Central West Small Area Plan.
- Zoning conditions provide an opportunity to limit intensity and to establish standards that address any impacts on surrounding properties.

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 19th day of October, 2022.