

RESOLUTION A
Resolution of Consistency and Reasonableness

A RESOLUTION REGARDING THE APPLICATION FOR CONDITIONAL ZONING ATLAS AMENDMENT AT THE ROSEMARY-COLUMBIA STREET HOTEL PROPERTY ASSEMBLAGE LOCATED AT 108, 110, AND 114 W. ROSEMARY STREET, 205 AND 207 N. COLUMBIA STREET, AND 208 PRITCHARD AVENUE FROM RESIDENTIAL-3 (R-3), OFFICE/INSTITUTIONAL-1 (OI-1), AND TOWN CENTER-2 (TC-2) TO TOWN CENTER -2-CONDITIONAL ZONING DISTRICT (TC-2-CZD) IS REASONABLE AND CONSISTENCY WITH THE COMPREHENSIVE PLAN (2021-11-17/R-11)

WHEREAS, Coulter Jewel Thames, PA on behalf of owner Chapel Hill Ventures LLC has filed an application for Conditional Zoning Atlas Amendment to rezone a 1.3-acre parcel located at 108, 110, 114 W. Rosemary Street; 205, 207 N. Columbia St., and 208 Pritchard Avenue and identified as Orange County Parcel Identifier Numbers 9788-37-0680, 9788-37-0549, 9788-27-9667, 9788-27-9700, 9788-37-0721, 9788-37-0647, 9788-37-0535 to Town Center—2-Conditional Zoning (TC-2-CZD) to allow a hotel development; and

WHEREAS, the Town staff have completed a review of the application for compliance with the Land Use Management Ordinance, Town Code, and for Consistency with the Comprehensive Plan; and

WHEREAS, the Planning Commission reviewed the application on June 15, 2021 and recommended that the Council enact the Conditional Zoning Atlas Amendment rezoning the property; and

WHEREAS, on June 23, 2021, the Town Council opened the Legislative Hearing for the Rosemary-Columbia Street Hotel Conditional Zoning District application and made a motion to continue the hearing to the Council Meeting on September 22, 2021; and

WHEREAS, on September 22, 2021, the Council continued that hearing to October 13, 2021; and

WHEREAS, on October 8, 2021, the applicant requested that the item be continued to the November 10, 2021 meeting.

WHEREAS, on October 20, 2021, the applicant provided a revised site plan that required additional staff review; and

WHEREAS, on November 10, 2021, the applicant provided an update to Council and staff requested that the item be continued to the November 17, 2021, meeting; and

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning Atlas Amendment to rezone and finds that the amendment if enacted, is reasonable and in the public's interest and is warranted to achieve the purposes of the Comprehensive Plan, as explained by, but not limited to, the following goals of the Comprehensive Plan:

- A community of high civic engagement and participation (A Place for Everyone.5)
- Balance and sustain finances by increasing revenues and decreasing expenses (Community Prosperity and Engagement.1)
- Foster success of local businesses (Community Prosperity and Engagement.2)

- A well-conceived and planned, carefully thought out, integrated, and balanced transportation system that recognizes the importance of automobiles, but encourages and facilitates the growth and use of other means of transportation such as bicycle, pedestrian, and public transportation options (Getting Around.1)
- A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (Getting Around.2)
- A transportation system that accommodates transportation needs and demands while mitigating congestion and promoting air quality, sustainability, and energy conservation (Getting Around.6)
- A vibrant, diverse, pedestrian-friendly, and accessible downtown with opportunities for growing office, retail, residential, and cultural development and activity (Good Places New Spaces.2)
- Open and accessible common spaces for community gathering, cultural uses, and community development (Good Places New Spaces.7)
- Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment (Good Places New Spaces.8)
- Become a model for North Carolina and beyond in wisely and justly reducing waste in a way that minimizes local environmental impact without imposing upon the environmental and social rights of others (Nurturing Our Community.1)
- Maintain and improve air quality and water quality and manage stormwater to heal local waterways and conserve biological ecosystems within the town boundaries and the Extra Territorial Jurisdiction (Nurturing Our Community.2)
- Promote access for all residents to health-care centers, public services, and active lifestyle opportunities (Town and Gown Collaboration.6)

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning Atlas Amendment to rezone and finds that the amendment if enacted, is reasonable and in the public's interest, as explained by, but not limited to

- The proposed zoning would have minimal change on the development potential of the site, since the site is already partially zoned Town Center-2 (TC-2)
- The site is located near the intersection of an arterial corridor and a significant downtown business corridor
- Planned transportation infrastructure along N. Columbia St., including bicycle facilities and Bus Rapid Transit (BRT) service, could support more intense development by supporting various modes of travel
- Proposed zoning maintains the same type of transition to surrounding districts as the request is to move the location of the zoning district boundary
- The site already has significant impervious surface and little existing tree coverage
- Proposed zoning is consistent with the Future Land Use Map character for the Focus Area, and with the list of appropriate uses
- Activated Street Frontages on the Future Land Use Map suggest that more intense development is appropriate

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 17th day of November, 2021.