

RESOLUTION B
(Denying the Conditional Zoning Application)

A RESOLUTION DENYING AN AMENDMENT OF THE CHAPEL HILL ZONING ATLAS TO REZONE THE PROPERTY LOCATED AT 200 SOUTH ELLIOTT ROAD FROM OFFICE/INSTITUTIONAL-2 (OI-2) AND RESIDENTIAL-5 (R-5) TO MIXED-USE VILLAGE-CONDITIONAL ZONING DISTRICT (MU-V-CZD) (PROJECT #CZD-24-4) (2025-04-09/R-10)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that the application for Conditional Zoning submitted by McAdams, on behalf of property owner SPIKE LLC, to rezone a 4.01-acre site located at 200 South Elliott Road, 1 Couch Road, and 3 Couch Road on property identified as Orange County Property Identifier Numbers 9799-14-5239, 9799-14-2352, and 9799-14-0340, if rezoned to Mixed Use-Village-Conditional Zoning District (MU-V-CZD) according to the rezoning plan dated July 2, 2024 and last revised October 25, 2024, and the conditions listed would not:

- a) Conform with the applicable provisions of the Land Use Management Ordinance and Town Code
- b) Conform with the Comprehensive Plan
- c) Be compatible with adjoining uses
- d) Mitigate impacts on surrounding properties and the Town as a whole
- e) Be harmonious with existing and proposed built systems including utility infrastructure, transportation facilities, police and fire coverage, and other public services and facilities
- f) Be harmonious with natural systems such as hydrology, topography, and other environmental constraints

BE IT FURTHER RESOLVED that the Council hereby denies the application for an amendment of the Chapel Hill Zoning Atlas to rezone the property located at 200 South Elliott Road, 1 Couch Road, and 3 Couch Road to Mixed Use-Village-Conditional Zoning District (MU-V-CZD).

This the 9th day of April, 2025.