

RESOLUTION B

(Denying the Conditional Zoning Application)

A RESOLUTION DENYING AN AMENDMENT OF THE CHAPEL HILL ZONING ATLAS TO REZONE THE PROPERTY LOCATED AT 1751 DOBBINS DRIVE TO OFFICE/INSTITUTIONAL-2-CONDITIONAL ZONING (OI-2-CZ) (PROJECT #19-094) (2019-11-13/R-8)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Conditional Zoning application, proposed by Aaron Frank, Womble Bond Dickinson LLP on behalf of James R. and Melissa A. Miller, LLC, to rezone a 0.5 acre parcel located at 1751 Dobbins Drive on property identified as Orange County Property Identifier Number 9799-58-6643, if rezoned to Office/Institutional-2-Conditional Zoning (OI-2-CZ) according to the rezoning plan dated July 24, 2019, and the conditions listed below would not:

- a) The conformity of the application with the applicable provisions of this appendix and town Code.
- b) The conformity of the application with the comprehensive plan.
- c) The compatibility of the proposed application with adjoining uses.
- d) The impacts of the proposed application on the surrounding properties and town as a whole.
- e) The relationship of the application to existing and proposed built systems including utility infrastructure, transportation facilities, police and fire coverage, and other public services and facilities.
- f) The relationship of the application to 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 1751 Dobbins Drive to Office/Institutional-2-Conditional Zoning (OI-2-CZ).

This the 13th day of November, 2019.