

A RESOLUTION REGARDING THE APPLICATION FOR ZONING ATLAS AMENDMENT AT THE PROPERTY LOCATED AT 800 SOUTH MERRITT MILL ROAD FROM RESIDENTIAL-3 (R-3) TO RESIDENTIAL-SPECIAL STANDARDS-CONDITIONAL (R-SS-C) AND CONSISTENCY WITH THE COMPREHENSIVE PLAN (2018-04-25/R-6)

WHEREAS, the Council of the Town of Chapel Hill has considered the application from CASA NC to amend the Zoning Atlas to rezone property described in the accompanying rezoning application for the Merritt Mill East, Multi-Family Development at 800 S. Merritt Mill Road from Residential-3 (R-3) to Residential-Special Standards-Conditional (R-SS-C) and finds that the amendment, if enacted, is in the public's interest and is warranted to achieve the purposes of the comprehensive plan;

- Chapel Hill has a shortage of affordable rental units, particularly serving those under 50% AMI. This development will include 24 rental units that are affordable to household under that income level. (Place For Everyone.3)
- If a family cannot afford to live in Chapel Hill, they cannot experience access to opportunities. (Place For Everyone.4)
- The development will convert a vacant, underutilized urban infill lot into a vibrant residential community which connects tenants to walkable amenities in both downtown Chapel Hill and downtown Carrboro as well as convenient transit connectivity to the greater community. (Community Prosperity and Engagement.3)
- The development will activate a vacant urban lot, and the provision of sidewalks and bicycle parking facilities will create non-vehicular connections to the many nearby amenities. (Getting Around.2)
- In order to minimize sprawl outside urban areas, the Town must maximize density within urban areas. The development will be moderate density of approximately 15 units/acres. (Good Places and New Spaces.1)
- Providing more high-quality affordable housing in Chapel Hill is critical to strengthening social equity and economic prosperity for many Chapel Hill households. (Good Places New Spaces.8)
- While this development will not provide housing to full-time students, it will help to fill a critical need in housing for the many employees of our local institutions who earn less than 60% of AMI (currently \$30,840 for a single individual or \$43,980 for a family of 4) such as grounds workers, cafeteria and food service workers, janitorial workers and nursing assistants. (Town Gown Collaboration.4)

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby finds the proposed ordinance to be reasonable and consistent with the Town's Comprehensive Plan.

This the 25th day of April, 2018