

RESOLUTION A
Resolution of Consistency and Reasonableness

**A RESOLUTION REGARDING THE APPLICATION FOR MODIFICATION TO THE
CONDITIONAL ZONING FOR PERRY PLACE LOCATED AT 800 MERRITT MILL ROAD
IS REASONABLE AND CONSISTENCY WITH THE COMPREHENSIVE PLAN (2022-11-
02/R-5)**

WHEREAS, Jess Brandes, on behalf of CASA, has filed an application for Conditional Zoning Atlas Amendment modification for a 1.2-acre parcel located at 800 Merritt Mill Road and identified as Orange County Parcel Identifier Number 9778-93-2136 to Residential-Special Standards-Conditional Zoning District (R-SS-CZD) to change improvements to Merritt Mill Road; and

WHEREAS, on October 12, 2022, the Town Council limited the scope of the modification request in response to the petition received from CASA;

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 October 18, 2022 and recommended/did not recommend that the Council enact the Conditional Zoning Atlas Amendment modification for the property; and

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning Atlas Amendment modification 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:

- Chapel Hill has a shortage of affordable rental units, particularly 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, 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 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 Conditional Zoning Atlas Amendment Modification to be reasonable and consistent with the Town Comprehensive Plan.

This the 2nd day of November, 2022.