

RESOLUTION C

(Denying the Conditional Zoning Application)

A RESOLUTION DENYING AN APPLICATION TO AMEND THE CHAPEL HILL ZONING ATLAS TO REZONE THE PROPERTY LOCATED AT 1200 AND 1204 MARTIN LUTHER KING JR. BLVD. TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL ZONING DISTRICT (NC-CZD) AND OFFICE/INSTITUTIONAL-2-CONDITIONAL ZONING DISTRICT (OI-2-CZD) (2021-03-10/R-4)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Conditional Zoning application, proposed by Jeremy Anderson of Coulter Jewell Thames, PA, on behalf of Stackhouse Properties, LLC agent for Jones Estates Group, LLC, the owner of the property located at 1200 and 1204 Martin Luther King Jr. Blvd. and having Orange County Property Identifier Numbers 9789-29-7279 and 9789-39-2409, for which this application is made, if developed according to the rezoning plan dated May 31, 2019, and last revised February 17, 2021, the conditions listed below 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 a Conditional Zoning for 1200 MLK at 1200 and 1204 Martin Luther King Jr. Blvd.

This the 10th day of March, 2021.