

RESOLUTION OF CONSISTENCY WITH THE COMPREHENSIVE PLAN
(Rezoning from Residential-2 (R-2) to Residential-5-Conditional (R-5-C))

A RESOLUTION FINDING CONSISTENCY BETWEEN AMENDMENT OF THE CHAPEL HILL ZONING ATLAS TO REZONE PROPERTY AT 2217 HOMESTEAD ROAD FROM RESIDENTIAL-2 (R-2) TO RESIDENTIAL-5-CONDITIONAL (R-5-C) IS CONSISTENT WITH THE TOWN'S COMPREHENSIVE PLAN (2019-02-13/R-5)

WHEREAS, the Council of the Town of Chapel Hill has considered the application from Gurlitz Architectural Group, PA, to amend the Zoning Atlas to rezone property, located at 2217 Homestead Road, from Residential-2 (R-2) to Residential-5-Conditional (R-5-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, including, but not limited to:

- A range of housing options for current and future residents (Goal-Place for Everyone.3)
- Promote a safe, vibrant, and connected (physical and person) community (Goal-Community Prosperity and Engagement.3)
- A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (Goal-Getting Around.2)
- A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill's character for residents, visitors, and students (Goal-Good Places, New Spaces.5)
- Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment (Goal-Good Places, New Spaces.8)
- Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic (Goal-Nurturing Our Community.8)
- Take full advantage of ideas and resources to create a thriving economy and incorporate and utilize the intellectual capital that the University and Town create (Goal-Town and Gown Collaboration.1)
- Promote access for all residents to health-care centers, public services, and active lifestyle opportunities (Goal-Town and Gown Collaboration.6)

WHEREAS, the owner and developer's commitment to provide affordable housing benefits as a condition of approval of this rezoning is consistent with and supportive of a key goal of the Town in the Town's Comprehensive Plan; and

WHEREAS, with the adoption of the zoning ordinance changing the property from medium density residential to high density residential, the Council finds that the action is consistent with the Comprehensive Plan.

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

This the 13th day of February, 2019.