

RESOLUTION A
Resolution of Reasonableness and Consistency

A RESOLUTION REGARDING THE REASONABLENESS AND CONSISTENCY WITH THE COMPREHENSIVE PLAN OF THE APPLICATION FOR A CONDITIONAL ZONING ATLAS AMENDMENT FOR THE PROPERTIES LOCATED AT 306 W. FRANKLIN STREET TO TOWN CENTER-3-CONDITIONAL ZONING DISTRICT (TC-3-CZD) (PROJECT # CZD-23-7) (2023-11-29/R-11)

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning submitted by McAdams, on behalf of property owner Chapel Hill Franklin Street Labs 1 LLC, to rezone parcels totaling 1.99 acres located at 214 and 306 W. Franklin Street and 311, 315, and 321 W. Rosemary Street on property identified as Orange County Property Identifier Numbers 9788-26-0736, 9788-26-1802, 9788-26-2823, 9788-26-2905, 9788-27-2090, and 9788-26-2798 to allow a retail, office, and laboratory building; and

WHEREAS, the Council finds that the amendment if enacted, is reasonable and in the public's interest, as explained by, but not limited to, the following considerations:

- The proposed zoning (Town Center-3-Conditional Zoning District) is compatible with the zoning of adjacent properties (Town Center-2).
- The proposed zoning is consistent with the Future Land Use Map designation for the site.
- Zoning conditions establish standards that address impacts on surrounding properties.

WHEREAS, the Council finds that the amendment, if enacted, is consistent with the Town's Comprehensive Plan, as explained by, but not limited to, the following elements of the Comprehensive Plan:

- Facilitating development that implements the Land Use Category identified by the Future Land Use Map.
- Providing outdoor amenities for public use (*A Place for Everyone.1*)
- Supporting an interconnected pedestrian network in downtown Chapel Hill (*Getting Around.2*)
- Providing office and laboratory space to meet demand generated by UNC-Chapel Hill (*Good Places, New Spaces.2 and Town and Gown Collaboration.1*)

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 to be reasonable and consistent with the Town Comprehensive Plan.

This the 29th day of November, 2023.