

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 PROPERTY LOCATED AT 5640 OLD CHAPEL HILL ROAD FROM RESIDENTIAL-1 (R-1) TO RESIDENTIAL-6-CONDITIONAL ZONING DISTRICT (R-6-CZD) (PROJECT #CZD-24-7) (2025-XX-X/R-#)

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning submitted by Kadre Engineering, on behalf of contract purchaser EB Capital Partners and property owners Peng Xu and Dan-Hong Lu, to rezone an 4.02-acre parcel located at 5640 Old Chapel Hill Road on property identified as Durham County Property Identifier Numbers 9799995053, 9799985902, 9799997097, 9799999029, 9799999097, 9799986945, 9799985983, and 97999859, to allow development of a townhome community; 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 project is located in a transit corridor and is contributing to the greenway network.
- The project is proposing denser, for-sale housing.
- 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:
 - The project incorporates a land use identified in the North 15-501 Focus Area of the Future Land Use Map.
 - The project provides multiple connections identified in the Connected Roads Plan.
 - The project contributes to dense, walkable development patterns as called for in the Climate Action and Response Plan.

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 []th day of [month], 20[.]