

DRAFT RESOLUTION A
Resolution of Reasonableness and Consistency

A RESOLUTION REGARDING THE REASONABLENESS AND CONSISTENCY WITH THE COMPREHENSIVE PLAN OF THE APPLICATION FOR A MODIFICATION TO THE RESIDENTIAL-6 CONDITIONAL ZONING DISTRICT (R-6-CZD) FOR THE PROPERTY LOCATED AT 146 STANCELL DRIVE (MOD-25-8)(2025-[MO-DAY]/R-#)

WHEREAS, the Council of the Town of Chapel Hill previously considered and approved a Residential-6-Conditional Zoning District for property located at 134 Stancell Drive, 138 Stancell Drive, 146 Stancell Drive, 156 Stancell Drive, 5103 Barbee Chapel Road, 5109 Barbee Chapel Road, 5111 Barbee Chapel Road, and 5119 Barbee Chapel Road on property identified as Durham County Property Identifier Number(s) 9798-04-6093, 9798-04-71-8728, 9798-04-81-1816, 9798-04-82-2139, 9798-04-82-6522, 9798-04-82-9499, 9798-04-92-0839, 9798-04-93-2025 on November 15, 2023; and

WHEREAS, the property owner combined eight parcels into one parcel in a recombination plat, recorded at the Durham County Register of Deeds, and identified as Durham County Property Identifier Number 9798-82-7327; and

WHEREAS, the Council has considered the application to modify the Conditional Zoning District submitted by Northwood Ravin, on behalf of the property owner NR HILLMONT PROPERTY OWNER LP, for the property located at 146 Stancell Drive on property identified as Durham County Property Identifier Number 9798-82-7327 to amend the Affordable Housing Plan; 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 provides both on-site affordable housing and a one-time voluntary contribution to the Town's Affordable Housing Funding Program.
- The requested modification to the conditional zoning district could provide a range of affordable housing options.

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:

- Theme 1: A Place for Everyone of the Comprehensive Plan calls for the need to provide affordable housing.

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 [] day of [month], 2025.