

I, Brittney Hunt, Town Clerk of the Town of Chapel Hill, North Carolina, hereby certify that the attached is a true and correct copy of (2025-10-22/R-7) adopted by the Chapel Hill Town Council on October 22, 2025.



This the 23rd day of October, 2025.

Brittney N. Hunt

**Brittney Hunt
Town Clerk**

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) (2025-10-22/R-7)

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, Ashar Mahmood and Kausar Arshad, and Dan-Hong Lu, to rezone a 4.02-acre assemblage located at 5640 Old Chapel Hill Road, 5634 Old Chapel Hill Road, 5638 Old Chapel Hill Road, 5630 Old Chapel Hill Road, 5614 Old Chapel Hill Road, 5618 Old Chapel Hill Road, 107 E Lakeview Drive, 115 E Lakeview Drive, and 121 E Lakeview Drive on property identified as Durham County Property Identifier Numbers 9799995053, 979995048, 9799985902, 9799997097, 9799999029, 9799999079, 9799986945, 9799985983, 9799985983 and property identified as Orange County Property Identifier Number 9799995146, 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 housing.
- The project is compatible with surrounding land uses and zoning.
- The site is served by existing bike lanes, sidewalks, and transit.
- 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:

- The proposed project is located on an infill site and is contributing to the greenway network, supporting the Complete Community Strategy.
- The project incorporates a land use and scale of development identified as appropriate 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 22nd day of October, 2025.