

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 157 EAST ROSEMARY FROM TOWN CENTER-2 (TC-2) TO RESIDENTIAL-COMMUNITY PRIORITY-CONDITIONAL ZONING DISTRICT (R-CP-CZD) (2023-11-29/R-9)

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional submitted by George Retschle, Ballentine Associates, PA, on behalf of contract purchaser TJ Capital II LLC and property owner Paliouras Enterprises LLC, to rezone a 0.31-acre parcel located at 157 East Rosemary on property identified as Orange County Property Identifier Number 9788-37-9926, to allow development of a residential building with ground-floor retail; 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 is consistent with the Land Use Category shown on the Future Land Use Map, provided that zoning conditions are applied to ensure a compatible density.
- Rezoning to accommodate redevelopment may be considered reasonable.
- The proposed zoning district encourages projects that support and encourage the production of affordable housing throughout town.
- The mixed-use development downtown will provide additional retail opportunities along East Rosemary Street that will activate the street frontage while also providing new housing units that support a year-round residential population in downtown.
- Provision of affordable housing in this location aligns with multiple themes of Chapel Hill 2020.
- The project's downtown location and parking strategy support the goals of the Comprehensive Plan that seek to increase walkability and reduce car dependency.
- Zoning conditions provide an opportunity address any 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 designated on the Future Land Use Map.
- Supporting goals of Chapel Hill 2020 including A Place for Everyone, Community Prosperity and Engagement, Getting Around, Good Places-New Spaces, Nurturing Our Community, and Town and Gown Collaboration.
- A range of housing options for current and future residents (*Goal: Create a Place for Everyone.3*)
- Promote a safe, vibrant, and connected (physical and person) community (*Goal: Support Community Prosperity and Engagement.3*)
- 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: Develop Good Places, New Spaces.5*)

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.