I, Amy T. Harvey, Deputy Town Clerk of the Town of Chapel Hill, North Carolina, hereby certify that the attached is a true and correct copy of (2023-11-29/R-5) adopted by the Chapel Hill Town Council on November 29, 2023.

This the 30th day of November, 2023.

Amy T. Harvey

Amy T. Harvey
Deputy Town Clerk

RESOLUTION A
Resolution of Consistency and Reasonableness

A RESOLUTION REGARDING THE REASONABLENESS AND CONSISTENCY WITH THE COMPREHENSIVE PLAN OF THE APPLICATION FOR A MODIFICATION TO THE RESIDENTIAL–SPECIAL STANDARDS–CONDITIONAL ZONING DISTRICT (R-SS-CZD) FOR HOMESTEAD GARDENS LOCATED AT 2200 HOMESTEAD ROAD (2023-11-29/R-5)

WHEREAS, Thomas & Hutton, on behalf of both Town of Chapel Hill (Owner) and Self-Help Ventures Fund (Developer), has filed an application for a Conditional Zoning Atlas Amendment modification to the Residential-Special Standards-Conditional Zoning District (R-SS-CZD) for the property located at 2200 Homestead Road and identified as Orange County Property Identifier Number 9870-91-2947, to accommodate district conditions; and

WHEREAS, the Town staff have completed a review of the application for compliance with the Land Use Management Ordinance, Town Code, and for Consistency with the Comprehensive Plan; and

WHEREAS, the Planning Commission reviewed the application on September 5, 2023 and recommended that the Council enact the Conditional Zoning Atlas Amendment modification for the property; and

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning Atlas Amendment modification and finds that the amendment, if enacted, is reasonable and in the public's interest and is warranted to achieve the purposes of the Comprehensive Plan, as explained by, but not limited to, the following goals of the Comprehensive Plan:

- Family-friendly, accessible exterior and interior places throughout the town for a variety of active uses (*Goal: Create a Place for Everyone.1*)
- 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*)
- Open and accessible common spaces for community gathering, cultural uses, and community development (*Goal: Develop Good Places, New Spaces.7*)
- Maintain and improve air quality and water quality, and manage stormwater to heal local waterways and conserve biological ecosystems within the town boundaries and the Extra Territorial Jurisdiction (*Goal: Nurture Our Community.2*)
- Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic (*Goal: Nurture Our Community.8*)
- Promote access for all residents to health-care centers, public services, and active lifestyle opportunities (*Goal: Grow Town and Gown Collaboration.6*)

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 Modification to be reasonable and consistent with the Town Comprehensive Plan.

This the 29th day of November, 2023.