

RESOLUTION B

(Denying the Conditional Zoning Application)

A RESOLUTION DENYING AN AMENDMENT OF THE CHAPEL HILL ZONING ATLAS TO REZONE THE PROPERTY LOCATED AT 7516 SUNRISE ROAD TO RESIDENTIAL-6-CONDITIONAL ZONING (R-6-CZ) AND NEIGHBORHOOD COMMERCIAL-CONDITIONAL ZONING (NC-CZ) (PROJECT #19-081)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Conditional Zoning application, proposed by Ballentine Associates on behalf of Habitat for Humanity of Orange County, to rezone a 35.8-acre parcel located at 7516 Sunrise Road on property identified as Orange County Property Identifier Numbers 9890-06-5926, 9890-16-0437, 9890-06-6312, 9890-06-3350, 9890-06-0413, if rezoned to Residential-6-Conditional Zoning (R-6-CZ) and Neighborhood Commercial-Conditional Zoning (NC-CZ) according to the rezoning plan dated February 4, 2020, and the conditions listed below would not:

- a) Conform with the applicable provisions of the Land Use Management Ordinance and Town Code
- b) Conform with the Comprehensive Plan
- c) Be compatible with adjoining uses
- d) Mitigate impacts on surrounding properties and the Town as a whole
- e) Be harmonious with existing and proposed built systems including utility infrastructure, transportation facilities, police and fire coverage, and other public services and facilities
- f) Be harmonious with natural systems such as hydrology, topography, and other environmental constraints

BE IT FURTHER RESOLVED that the Council hereby denies the application for an amendment of the Chapel Hill Zoning Atlas to rezone the property located at 7516 Sunrise Road to Residential-6-Conditional Zoning (R-6-CZ) and Neighborhood Commercial-Conditional Zoning (NC-CZ).

This the ____ day of _____, 2020.