

RESOLUTION OF CONSISTENCY WITH THE COMPREHENSIVE PLAN
(Rezoning from Residential-2 (R-2) to Residential-5-Conditional (R-5-C))

A RESOLUTION FINDING AMENDING THE CHAPEL HILL ZONING ATLAS TO REZONE PROPERTY AT 2217 HOMESTEAD ROAD FROM RESIDENTIAL-2 (R-2) TO RESIDENTIAL-5-CONDITIONAL (R-5-C) IS CONSISTENT WITH THE TOWN'S COMPREHENSIVE PLAN (2019-01-30/R-8)

WHEREAS, the Council of the Town of Chapel Hill has considered the application from Gurlitz Architectural Group, PA, to amend the Zoning Atlas to rezone property, located at 2217 Homestead Road, from Residential-2 (R-2) to Residential-5-Conditional (R-5-C) and finds that the amendment, if enacted, is in the public's interest and is warranted, to achieve the purposes of the Comprehensive Plan, including, but not limited to:

- A range of housing options for current and future residents (Goal-Place for Everyone.3)
- Promote a safe, vibrant, and connected (physical and person) community (Goal-Community Prosperity and Engagement.3)
- A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (Goal-Getting Around.2)
- Create a comprehensive transportation system that provides everybody safe and reasonable access to all the community offers (Goal-Getting Around.5)
- 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-Good Places, New Spaces.5)
- Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment (Goal-Good Places, New Spaces.8)
- Protect, acquire, and maintain natural/undeveloped open spaces and historic sites in order to protect wildlife corridors, provide recreation, and ensure safe pedestrian and bicycle connections. These spaces could include, among other things, Significant Natural Heritage Areas (SNHA) lands adjacent to and connecting various properties such as riparian lands, etc. (Goal-Nurturing Our Community.3)
- Support the Parks and Recreation Master Plan and the Greenways Master Plan to provide recreation opportunities and ensure safe pedestrian and bicycle connections (Goal-Nurturing Our Community.4)
- Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic (Goal-Nurturing Our Community.8)
- Take full advantage of ideas and resources to create a thriving economy and incorporate and utilize the intellectual capital that the University and Town create (Goal-Town and Gown Collaboration.1)
- Promote access for all residents to health-care centers, public services, and active lifestyle opportunities (Goal-Town and Gown Collaboration.6)

WHEREAS, the owner and developer's commitment to provide affordable housing benefits as a condition of approval of this rezoning is consistent with and supportive of a key goal of the Town in the Town's Comprehensive Plan; and

WHEREAS, with the adoption of the zoning ordinance changing the property from medium density residential to high density residential, the Council finds that the action is consistent with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby finds the proposed zoning atlas amendment to be reasonable and consistent with the Town Comprehensive Plan.

This the 30th day of January, 2019.