

**A RESOLUTION REGARDING THE APPLICATION FOR CONDITIONAL ZONING ATLAS AMENDMENT AT THE PROPERTY LOCATED AT 7300 MILLHOUSE ROAD TO LIGHT INDUSTRIAL CONDITIONAL ZONING DISTRICT (LI-CZD)(PROJECT 18-040) AND CONSISTENCY WITH THE COMPREHENSIVE PLAN (2018-06-20/R-12)**

WHEREAS, Coulter Jewell Thames PA has filed an application for Conditional Zoning Atlas Amendment on behalf of Project Triumph to rezone a 19.2-acre parcel located at 7300 Millhouse Road and identified as Orange County Parcel Identifier Number 9870-89-2007 to Light Industrial Conditional Zoning District (LI-CZD) to allow 110,000 square feet of light industrial and complimentary uses; 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 June 5, 2018 and recommended that the Council approve the rezoning to Light Industrial-Conditional Zoning District (LI-CZD)]; and

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning Atlas Amendment submitted by Coulter Jewell Thames PA on behalf of Project Triumph to rezone 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:

- A community that provides all people with access to opportunities (Goal Place for Everyone.4)
- Balance and sustain finances by increasing revenues and decreasing expenses (Goal Community Prosperity and Engagement.1)
- Foster success of local businesses (Goal Community Prosperity and Engagement.2)
- A well-conceived and planned, carefully thought-out, integrated, and balanced transportation system that recognizes the importance of automobiles, but encourages and facilitates the growth and use of other means of transportation such as bicycle, pedestrian, and public transportation options (Goal Getting Around.1)
- A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (Goal Getting Around.2).
- A transportation system that accommodates transportation needs and demands while mitigating congestion and promoting air quality, sustainability, and energy conservation (Getting Around.6)
- Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment (Good Places, New Spaces.8)
- 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 (Nurturing Our Community.2)
- 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. (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 (Nurturing Our Community.4)
- Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic (Nurturing Our Community.8)

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

This the 20<sup>th</sup> day of June, 2018.