

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 2510 HOMESTEAD ROAD FROM RESIDENTIAL-2 (R-2) TO RESIDENTIAL-COMMUNITY PRIORITY-CONDITIONAL ZONING DISTRICT (R-CP-CZD) (PROJECT #CZD-24-9) (2025-04-23/R-4)

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning submitted by DHIC, Inc. to rezone a 5.78-acre parcel located at 2510 Homestead Road on property identified as Orange County Property Identifier Number 9880-11-1464, to allow development of an affordable senior multi-family development; 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:

- All units would be made available to households with incomes at or below 65 percent of Area Median Income. This meets the affordable housing criteria of the R-CP-CZD district.
- The site has a transit stop on the edge of the property and directly across the street with a crosswalk connecting it the Seymour Center. The project's future residents will support the usage of existing public transit and the Seymour Center, a senior center.
- The project meets the desired goals of infill development in an area with existing public transit service.
- The surrounding land area is residential and consisting primarily of low-medium density residential and public uses. The proposed use is consistent with the scale and use of surrounding properties.
- This rezoning allows medium density residential development to provide a transition from the townhouse developments at Stanat Place to the north and single-family development to the west to the public uses on the County's parcel to the south.
- The developed site will provide a direct connection to the existing public multi-use path along Homestead Road. Additionally, the applicant proposes a north-south trail connection to connect Homestead Road to Homestead Park, including the Aquatics Center.
- The development will provide adequate protection of the existing stream through a 150-foot buffer of structures from the perennial stream bank. The applicant has worked to limit disturbance to the Upland Resource Conservation District and preserve much of the existing forested area around the stream.

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:

- Future Land Use Map
 - The property is the North MLK Boulevard Focus Area, Sub-Area C. The project is proposing a maximum height of 3-4 stories, consistent with the 4-6-story height designated for this area.
 - The project is also proposing multi-family residential which is identified as a primary land use for this Sub-Area.

- The project supports the Complete Community Strategy by creating housing options for seniors (age 55+) along a transit corridor that will connect to the new North South Bus Rapid Transit route along Martin Luther King, Jr. Blvd. The project is also directly across the street from the Seymour Center. New greenways and bike lanes along Homestead Road further reduce vehicular dependency.
- Mobility and Connectivity Plan and Connected Roads Plan
 - The Everywhere-to-Everywhere Greenways map identifies proposed greenways along Homestead Road, and this application will construct a segment of greenway along its street frontage.
 - The project also proposes a north-south pedestrian connection leading from Homestead Road to Homestead Park and Aquatics Center.
- Climate Action and Response Plan
 - The project will be designed to receive Energy Star Multi-family New Construction certification.
 - The applicant also proposes to provide two electric vehicle (EV) parking spaces and conduit to make 21 additional spaces EV-capable in the future.
 - The western portion of the site is largely Resource Conservation District (RCD) and already wooded. The applicant has made special consideration for preserving this natural area as existing by introducing improvements only along its eastern edge.

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 23rd day of April, 2025.