

RESOLUTION B

(Denying the Conditional Zoning Application)

A RESOLUTION DENYING AN AMENDMENT OF THE CHAPEL HILL ZONING ATLAS TO REZONE THE PROPERTY LOCATED AT 1000 MARTIN LUTHER KING JR BLVD TO OFFICE/INSTITUTIONAL-3-CONDITIONAL ZONING DISTRICT (OI-3-CZD) (2021-06-28/R-5)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Conditional Zoning application, submitted by Coulter Jewell Thames, PA, on behalf of Trinsic Residential Group and Cant Hook Properties LLC, the owner of the property located at 1000 Martin Luther King Jr. Blvd. and having Orange County Property Identifier Number 9789-35-9617, for which this application is made and finds that, if rezoned to Office/Institutional-3-Conditional Zoning District (OI-3-CZD) according to the rezoning plan dated September 24, 2020, and last revised November 12, 2020, December 18, 2020, and January 29, 2021, with the conditions proposed 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 1000 Martin Luther King Jr. Blvd to Office/Institutional-3-Conditional Zoning District (OI-3-CZD).

This the 28th day of June, 2021.