

A RESOLUTION REGARDING THE APPLICATION FOR CONDITIONAL ZONING ATLAS AMENDMENT AT THE PROPERTY LOCATED AT 1150 SOUTH COLUMBIA STREET TO MIXED USE – VILLAGE –CONDITIONAL ZONING DISTRICT (MU-V-CZD) (2020-X-X/R-X)

WHEREAS, Wendi Ramsden of Coulter Jewel Thames has filed an application for Conditional Zoning Atlas Amendment on behalf of both David L. Robert (Owner) and C. H. Hotel Associates, Limited Partnership (Owner and Contract Purchaser), to rezone 4.07 acres located at 1150 South Columbia on property identified as Orange County Property Identifier Numbers 9788-20-4502, 9788-20-5716, and 9788-20-6500, including a portion of Monroe Street Right of Way to be abandoned, to allow a mix of multifamily residential units and ground floor office/commercial space; 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 October 6, 2020 and recommended that the Council enact the Zoning Atlas Amendment rezoning the property; and

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning Atlas Amendment on behalf of David L. Robert (Owner) and C. H. Hotel Associates, Limited Partnership (Owner and Contract Purchaser) 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:

- Diversified housing types (*Goal A Place for Everyone.3*)
- Business and Live/Work space (*Community Prosperity and Engagement.1,.3*)
- Accessible frontage, transit access, and underground car park (*Getting Around.2,.4,.8*)
- Minimize sprawl and preservation of natural areas (*Good Places, New Spaces.1,.2,.6,.8*)
- Natural area preservation and high quality Stormwater control measures (*Nurturing Our Community.2,.3,.7,.8*)
- Contribute to housing for UNC and UNC Health Care employees (*Goal Town and Gown Collaboration.4*)

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 ____ day of _____, 2020.