

RESOLUTION A
Resolution of Consistency and Reasonableness

A RESOLUTION REGARDING THE REASONABLENESS AND CONSISTENCY WITH THE COMPREHENSIVE PLAN OF AN APPLICATION FOR A CONDITIONAL ZONING ATLAS AMENDMENT FOR THE BARBEE CHAPEL APARTMENTS TO RESIDENTIAL-6-CONDITIONAL ZONING DISTRICT (R-6-CZD) (2023-05-24/R-15)

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning submitted by McAdams, on behalf of contract purchaser Toll Brothers Apartment Living and property owners Don W Pendergraft, Frank Herlant, Stephen D Pendergraft, Sandy L Pendergraft, Square Wheel Ventures LLC, Quentin Todd Krantz, Donna Roberson Sayers, Roderick Lane Roberson, and Elmdale and Pearl Lane LLC, to rezone a 10.46-acre collection of parcels located at 5101 Barbee Chapel Drive on property identified as Durham County Property Identifier Numbers 9798-72-75-8083; 9798-72-95-9660; 9798-72-97-2169; 9798-82-25-0578; 9798-82-27-2292; 9798-82-34-8161; 9798-82-46-2809; 9798-72-82-2595; 9798-82-24-0401; 9798-72-94-8347; and 9798-82-15-1550, to allow a multifamily and townhome development; and

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:

- Promoting the Focus Area Character for the NC-54 Focus Area as described in the Future Land Use Map (FLUM).
- Facilitating development that implements FLUM guidance for Character Types in the Focus Area.
- Contributing to a range of housing options for current and future residents, which aligns with the theme of *A Place for Everyone*.
- Locating housing within walking distance of public transit routes and multiuse paths. The location offers multimodal access to employment, education, services, and shopping, and aligns with the theme of *Getting Around*.
- Providing safe pedestrian and bicycle connections which aligns with the theme of *Nurturing Our Community*.
- Opportunities for new housing that expand the range of neighborhood types, evolve Chapel Hill's character for residents, and shapes land use in a way that strengthens community and protects the natural environment. These elements align with the theme of *Good Places New Spaces*.

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:

- The proposed zoning is compatible with the zoning of adjacent sites (Residential-2 (R-2), Residential-4 (R-4), Mixed Use-Village (MU-V), and Neighborhood Commercial (NC).
- Additional development activity is anticipated in the surrounding area, including other housing types. The uses allowed under the proposed zoning are compatible with existing residential uses in the surrounding area.
- The surrounding road network, pedestrian and bicycle facilities (existing and planned) and transit service (existing and planned) indicate a transportation network that supports medium-to-high density residential development.

- The proposed zoning is consistent with the Future Land Use Map character for the Focus Area, and with the list of appropriate uses.
- Zoning conditions provide an opportunity to establish standards that address impacts on surrounding properties.

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 24th day of May 2023.