

A RESOLUTION REGARDING THE APPLICATION FOR MODIFICATION OF CONDITIONAL ZONING AT THE PROPERTY LOCATED AT 1751 DOBBINS DRIVE AND CONSISTENCY WITH THE COMPREHENSIVE PLAN (2021-X-X/R-X)

WHEREAS, Shaw Design Associates, on behalf of James R. and Melissa A. Miller, LLC, has filed an application for Modification of the Conditional Zoning ordinance for a 0.5-acre parcel located at 1751 Dobbins Drive and identified as Orange County Parcel Identifier Number 9799-58-6643 to allow 7,500 square feet of business, office-type use; and

WHEREAS, the Council approved a Conditional Zoning Ordinance for this parcel on November 13, 2019 and on March 10, 2021, approved a limited scope review of the Conditional Zoning Ordinance to increase the allowed square footage of the building from the approved 5,747 square to 7,500 square feet; 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 April 6, 2021 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 modification of Conditional Zoning 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 welcoming and friendly community that provides all people with access to opportunities (*A Place for Everyone.4*)
- Balance and sustain finances by increasing revenues and decreasing expenses (*Community Prosperity & Engagement.1,.2,.3*)
- Foster success of local businesses (*Community Prosperity & Engagement.2*)
- Promote a safe, vibrant, and connected (physical and person) community (*Community Prosperity & Engagement.3*)
- Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment (*Good Places New Spaces.8*)
- Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic (*Nurturing Our Communities.8*).

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

This the ____ day of _____, 2021.