

RESOLUTION A
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 134 STANCELL DRIVE, 138 STANCELL DRIVE, 146 STANCELL DRIVE, 156 STANCELL DRIVE, 5103 BARBEE CHAPEL ROAD, 5109 BARBEE CHAPEL ROAD, 5111 BARBEE CHAPEL ROAD, AND 5119 BARBEE CHAPEL ROAD FROM MIXED USE VILLAGE (MU-V) TO RESIDENTIAL 6-CONDITIONAL ZONING DISTRICT (R-6-CZD) (PROJECT #CZD-23-3) (2023-11-15/R-8)

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning submitted by McAdams, on behalf of property owner NR Hillmont Property Owner LP, to rezone an 38.33-acre assemblage of parcels located at 134 Stancell Drive, 138 Stancell Drive, 146 Stancell Drive, 156 Stancell Drive, 5103 Barbee Chapel Road, 5109 Barbee Chapel Road, 5111 Barbee Chapel Road, and 5119 Barbee Chapel Road on property identified as Durham County Property Identifier Number(s) 9798-04-6093, 9798-04-71-8728, 9798-04-81-1816, 9798-04-82-2139, 9798-04-82-6522, 9798-04-82-9499, 9798-04-92-0839, and 9798-04-93-2025 to allow development of a multi-family residential community; 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:

- The proposed zoning is consistent with the Land Use Category shown on the Future Land Use Map, provided that zoning conditions are applied to ensure a compatible density.
- Rezoning to accommodate redevelopment may be considered reasonable.
- The proposed zoning allows only residential uses, which is consistent with other existing residential uses in the surrounding area.
- Provision of affordable housing in this location aligns with multiple themes of Chapel Hill 2020.
- Zoning conditions provide an opportunity address any impacts on surrounding properties.

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 Guiding Statements, as well as the NC 54 Focus Area, Sub Area A Primary Uses, Activated Frontages, Building Heights.
- Mobility and Connectivity Plan by providing bicycle and pedestrian improvements on Barbee Chapel Road and Stancell Drive.
- Climate Action and Response Plan, by providing high-density infill development in proximity to walkable and bikeable destinations.
- Chapel Hill 2020 Themes: *A Place for Everyone, Community Prosperity and Engagement, Getting Around, Good Places-New Spaces, Getting Around, and Town and Gown Collaboration*

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 15th day of November, 2023.