

RESOLUTION B
(Denying the Special Use Permit)

A RESOLUTION DENYING AN APPLICATION FOR A PLANNED DEVELOPMENT-HOUSING SPECIAL USE PERMIT FOR INDEPENDENT SENIOR HOUSING CHAPEL HILL AT 2217 HOMESTEAD ROAD (2019-02-13/R-8)

BE IT RESOLVED that the Council of the Town of Chapel Hill finds that this denial decision is based on the Council's denial of the accompanying Zoning Atlas Amendment request which is necessary for this Special Use Permit project to be approvable;

BE IT FURTHER RESOLVED that the Planned Development-Housing Special Use Permit application, proposed by Gurlitz Architectural Group, PA, located at 2217 Homestead Road on property identified as Orange County Property Identifier Number 9870-90-7548, if developed according to the Site Plan dated September 27, 2017 and last revised December 26, 2018 and the conditions listed below would not:

1. Be located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
2. Comply with all required regulations and standards of the Land Use Management Ordinance;
3. Be located, designed, and operated so as to maintain or enhance the value of contiguous property; and
4. Conform to the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the 2020 Comprehensive Plan.

BE IT FURTHER RESOLVED that the Council hereby denies the application for a Planned Development-Housing Special Use Permit for the Independent Senior Housing Chapel Hill at 2217 Homestead Road.

This the 13th day of February, 2019.