

RESOLUTION A
Resolution of 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 4511 S. COLUMBIA STREET FROM DEVELOPMENT AGREEMENT-1 (DA-1) AND RESIDENTIAL LOW-DENSITY-1 (R-LD1) TO MIXED-USE VILLAGE-CONDITIONAL ZONING DISTRICT (MU-V-CZD) (2023-06-07/R-2)

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning submitted by owners Beechwood Obey Creek, LLC and the Town of Chapel Hill to rezone a 43-acre site located at 4511 S. Columbia Street on parcels and portions thereof identified as Orange County Parcel Identifier Numbers (PIN) 9787-13-0667, 9787-14-1770, 9787-14-4852, 9787-24-1209, 9787-23-8844, and 9787-24-4637, to allow a mixed-use development; 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:

- MU-V-CZD facilitates a mix of uses, including commercial and retail uses, as proposed by Chapel Hill 2020.
- MU-V-CZD supports the construction of residential units, and based on recent studies, Chapel Hill needs to create more housing units to meet the housing demands of our workforce.
- Affordable housing in this location aligns with multiple themes of Chapel Hill 2020.
- Zoning conditions are an inherent part of the proposed zoning district (it is only available as a CZD). Conditions provide an opportunity to limit intensity and to establish standards that 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:

- Facilitating development that implements the Land Use Category designated on the Future Land Use Map.
- Constructing a mix of housing types that contributes to a range of housing options for current and future residents. (*A Place for Everyone.3*)
- Providing a multi-use path, internal street connectivity, and access to 15-501 promote that promote a safe, vibrant, and connected community. (*Community Prosperity and Engagement.3*)
- Providing housing units within walking distance to public transit routes along US 15-501 that connect with bicycle/pedestrian facilities and promote alternative forms of transportation. (*Getting Around.1*)
- Offering multimodal access to employment, parks, schools, services, and shopping. Alternative modes of transportation promote air quality, sustainability, and energy conservation. These strategies align with the theme of *Getting Around*.
- Proximity to Southern Village which provides opportunities for housing, office and commercial spaces, green open spaces, trail connections, and other gathering spaces that align with the goal of *Good Places, New Spaces*.

- New housing opportunities adjacent to an existing neighborhood that evolves Chapel Hill's character for residents and shapes land use in a way that supports community. These elements align with the theme of *Good Places, New Spaces*.
- Reducing carbon footprint and environmental impacts of development through its design, connections to alternative forms of transportation, and concentrating developments to protect natural open space to the east of the stream protects neighborhoods from the impacts of development but also conserves the natural environment. This aligns with the theme of *Nurturing Our Community*.

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 7th day of June, 2023.