

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-[MO-DAY]/R-#)

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 Number (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.
- The applicant proposes to construct 688 new housing units including townhouses, condominiums, and an apartment building. This contributes to a range of housing options for current and future residents. (*A Place for Everyone.3*)
- The multi-use path, proposed internal street connectivity, and access to 15-501 promote a safe, vibrant, and connected community. (*Community Prosperity and Engagement.3*)
- The new housing units are within walking distance to public transit routes along US 15-501 and the multi-modal pathway will connect with nearby trails and greenway that promote alternative forms of transportation. (*Getting Around.1*)
- Proposed sidewalks, multi-use path, trails, and access to bus routes along US 15-501 offer 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*.

- The proposed project is adjacent to Southern Village and 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*.
- The applicant proposes expanding housing opportunities adjacent to an existing neighborhood, evolving Chapel Hill's character for residents, and shaping 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 80 acres of 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 Xth day of XX, 2023.