

RESOLUTION A

(Rezoning from Mixed Use-Residential-1 (MU-R-1) to Community Commercial-Conditional Zoning District (CC-CZD) and Office/Institutional-2-Conditional Zoning District (OI-2-CZD))

A RESOLUTION REGARDING THE APPLICATION FOR CONDITIONAL ZONING ATLAS AMENDMENT AT THE PROPERTY LOCATED AT 2200 EUBANKS ROAD (ORANGE COUNTY PARCEL IDENTIFIER #9870-99-7083) FROM MIXED USE-RESIDENTIAL-1 (MU-R-1) TO COMMUNITY COMMERCIAL-CONDITIONAL ZONING DISTRICT (NC-CZD) AND OFFICE/INSTITUTIONAL-2-CONDITIONAL ZONING DISTRICT (OI-2-CZD) CONSISTENCY AND THE COMPREHENSIVE PLAN (2021-xx-xx/R-X)

WHEREAS, the Council of the Town of Chapel Hill has considered the application from Wendi Ramsden of Coulter Jewell Thames on behalf of Optimal Ventures, LLC, Contract Purchaser and ERBER LLC, property owner to rezone 19.35 acres located at 2200 Eubanks Road (115/135 Chapel Point Road) on property identified as Orange County Property Identifier Number 9870-99-7083 as described in the accompanying rezoning application for the Putt Putt Fun Center from Mixed Use-Residential-1 (MU-R-1) to Community Commercial-Conditional Zoning District (NC-CZD) and Office/Institutional-2-Conditional Zoning District (OI-2-CZD); 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 Council of the Town of Chapel Hill has considered the application for Conditional Zoning Atlas Amendment 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:

- Unique and Inclusive Recreation Facility (*Create A Place for Everyone.1*)
- Entertainment Facilities generally not offered in Chapel Hill (*Support Community Prosperity and Engagement.1*)
- Sidewalk access, transit access (*Facilitate Getting Around.1,.2*)
- Entertainment use for surrounding developments (*Develop Good Places, New Spaces.6,.8*)
- Natural area preservation and high quality Stormwater control measures (*Nurture Our Community.2,.3*)

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's Comprehensive Plan.

This the _____ day of _____, 2021.