

**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 1165 WEAVER DAIRY ROAD FROM OFFICE-INSTITUTIONAL-3-CONDITIONAL ZONING DISTRICT (OI-3-CZD) TO MIXED USE VILLAGE-CONDITIONAL ZONING DISTRICT (MU-V-CZD) (2026-02-25/R-3)**

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning submitted by Thomas and Hutton, on behalf of property owner Comprop LLC, to rezone a 1.98-acre site located at 1165 Weaver Dairy Road on property identified as Orange County Property Identifier Number 9880350595, 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:

- The proposed rezoning will make use of existing multimodal infrastructure;
- This is an infill redevelopment of a vacant lot;
- The residential use of the site will be adequately buffered from the adjacent property;
- The uses complement the surrounding zoning districts which provide a mix of commercial and residential uses; and
- The residential uses contribute dwelling units to support ridership on a high frequency transit corridor.

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:

- The site design includes an activated frontage specified in the Future Land Use Map;
- The proposed uses are consistent with the primary uses in the Future Land Use Map Focus Area and Sub-Area D;
- The Complete Communities Strategy envisions directing growth to transit corridors and infill sites with existing infrastructure;
- Infrastructure on-site will treat stormwater for the 100-year storm event, consistent with the Climate Action and Response Plan;
- The developer commits to site design and site features for mitigating heat risks, consistent with the Climate Action and Response Plan; and
- The developer mixes non-residential and residential uses likely to generate fewer vehicle trips and encourage multimodal travel options.

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 25th day of February, 2026.