

RESOLUTION B
(Resolution of Consistency)

A RESOLUTION REGARDING THE APPLICATION FOR CONDITIONAL ZONING ATLAS AMENDMENT AT THE PROPERTY LOCATED AT 7516 SUNRISE ROAD TO RESIDENTIAL-6-CONDITIONAL ZONING (R-6-CZ) AND NEIGHBORHOOD COMMERCIAL-CONDITIONAL ZONING (NC-CZ) AND CONSISTENCY WITH THE COMPREHENSIVE PLAN (2020-06-24/R-12)

WHEREAS, Ballentine Associates has filed an application for Conditional Zoning Atlas Amendment on behalf of Habitat for Humanity of Orange County to rezone a 32.6-acre parcel located at 7516 Sunrise Road and identified as Orange County Parcel Identifier Numbers 9890-06-5926, 9890-16-0437, 9890-06-6312, 9890-06-3350, 9890-06-0413 to Residential-6-Conditional Zoning (R-6-CZ) and Neighborhood Commercial-Conditional Zoning (NC-CZ) to allow a residential community with supportive retail and amenities; 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 Planning Commission reviewed the application on April 21, 2020 and recommended that the Council enact the Zoning Atlas Amendment rezoning the property; and

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning Atlas Amendment on behalf of Habitat for Humanity of Orange County to rezone and 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:

- A range of housing options for current and future residents (*Goal: A Place for Everyone.3*)
- A welcoming and friendly community that provides all people with access to opportunities (*Goal: A Place for Everyone.4*)
- Foster success of local businesses (*Goal: Community Prosperity and Engagement.2*)
- Promote a safe, vibrant, and connected (physical and person) community (*Goal: Community Prosperity and Engagement.3*)
- A well-conceived and planned, carefully thought out, integrated, and balanced transportation system that recognizes the importance of automobiles, but encourages and facilitates the growth and use of other means of transportation such as bicycle, pedestrian, and public transportation options (*Goal: Getting Around.1*)
- A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (*Goal: Getting Around.2*)
- A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill's character for residents, visitors, and students (*Goal: Good Places, New Spaces.5*)
- Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment (*Goal: Good Places, New Spaces.8*)
- Maintain and improve air quality and water quality, and manage stormwater to heal local waterways and conserve biological ecosystems (*Goal: Nurturing Our Community.2*)
- Protect, acquire, and maintain natural/undeveloped open spaces and historic sites in order to protect wildlife corridors, provide recreation, and ensure safe pedestrian and bicycle connections (*Goal: Nurturing Our Community.3*)

- Housing for Town, University, and the Health Care System employees that encourages them to reside in the community (*Goal: Town and Gown Collaboration.4*)

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 24th day of June, 2020.