

Resolution A

(Resolution of Consistency and Reasonableness)

A RESOLUTION REGARDING THE APPLICATION FOR CONDITIONAL ZONING ATLAS AMENDMENT AT THE PROPERTY LOCATED AT 101-111 ERWIN ROAD TO MIXED USE VILLAGE-CONDITIONAL ZONING DISTRICT (MU-V-CZD) IS REASONABLE AND CONSISTENCY WITH THE COMPREHENSIVE PLAN (2021-11-10/R-5)

WHEREAS, Scott Radway, Radway Design, has filed an application for Conditional Zoning Atlas Amendment on behalf of Summit Hospitality Group, LLC (SHG, LLC) and Chapel Hill R I, LLC, to rezone a 17.69-acre site located at 101-111 Erwin Road and identified as Orange County Parcel Identifier Numbers 9799-48-1814 and 9799-48-0252 to Mixed Use Village - Conditional Zoning District (MU-V-CZD) to allow an expansion to the existing Residence Inn and development of a condominium community; 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 June 15, 2021 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 Summit Hospitality Group, LLC, 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; and

- A range of housing options for current and future residents (A Place for Everyone.3)
- Promote a safe, vibrant, and connected (physical and in-person) community (Community Prosperity and Engagement.3)
- A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (Getting Around.2)
- Connect to a comprehensive regional transportation system (Getting Around.3)
- A transportation system that accommodates transportation needs and demands while mitigating congestion and promoting air quality, sustainability, and energy conservation (Getting Around.6)
- Low density, green Rural Buffers that exclude urban development and minimize sprawl (Good Places New Spaces.1)
- 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 (Good Places New Spaces.5)
- Maintain and improve air quality and water quality, and manage stormwater to heal local waterways and conserve biological ecosystems within the town boundaries and the Extra Territorial Jurisdiction (Nurturing Our Community.2)
- Support the Parks and Recreation Master Plan and the Greenways Master Plan to provide recreation opportunities and ensure safe pedestrian and bicycle connections (Nurturing Our Community.4)
- Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic (Nurturing Our Community.8)

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning Atlas Amendment to rezone and finds that the amendment if enacted, is reasonable and in the public's interest, as explained by, but not limited to.

- While the proposed zoning would allow more intense development compared to existing zoning, the zoning conditions provide an opportunity to limit intensity and to establish standards that address any impacts on surrounding properties
- The site is located on an arterial road, near the intersection with a US Highway, and has access to existing bus service
- The site is surrounded by residential and mixed-use zoning districts at varying densities that appear to transition well to the site, particularly given the proposed arrangement of uses on the site
- The proposed zoning is consistent with the Future Land Use Map (FLUM) character for the Focus Area, and with the list of appropriate uses. Even with expansion of the hotel, the overall use mix of North 15-501 Sub-Area C would remain predominately residential as envisioned
- Height limits proposed in the application are consistent with FLUM guidance
- The arrangement of uses appears compatible with FLUM guidance for a Transitional Area at the north of the site

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 10th day of November, 2021.