

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 1701 MARTIN LUTHER KING JR BLVD FROM MIXED USE-VILLAGE (MU-V) AND RESIDENTIAL-2 (R-2) TO MIXED USE-VILLAGE-CONDITIONAL ZONING DISTRICT (MU-V-CZD) (2025-05-07/R-4)

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning submitted by Zimmer Development Company, on behalf of property owner Chapel Hill Housing LLC, to rezone a 10.06-acre site located at 1671, 1673, 1675, 1677, 1679, 1681, 1683, 1685, 1687, 1691, 1701, 1711, and 1751 Martin Luther King Jr Blvd, on property identified as Orange County Property Identifier Number 9880-25-4306, to allow development of additional multifamily units; 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 MU-V-CZD zoning is consistent with surrounding residential and commercial zoning by encouraging development that integrates residential units with nearby compatible commercial spaces, enhancing accessibility to amenities and services while promoting vibrant, walkable communities.
- The existing infrastructure for pedestrians, bicycles, transit, and vehicles supports additional dwelling units at this location.
- The rezoning supports the continued use and occupancy of existing buildings, maintaining the integrity of the built environment, while minimizing the likelihood of additional development impacts on surrounding residents.
- The rezoning allows (though does not require) a range of uses as contemplated in the intent of MU-V-CZD.
- Zoning conditions establish standards that address 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:

- Enhancing a developed site served by existing infrastructure, which supports the Complete Community Strategy.
- Maintaining land uses and a development scale that is consistent with the Future Land Use Map.
- Providing electric vehicle charging capability and other climate action commitments that support implementation of the Climate Action and Response Plan.

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 7th day of May, 2025.