

RESOLUTION B
(Denying the Conditional Zoning Application)

A RESOLUTION DENYING AN AMENDMENT OF THE CHAPEL HILL ZONING ATLAS TO REZONE 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) (PROJECT #CZD-25-1) (2025-05 - 07/R-5)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that 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, if rezoned to Mixed Use-Village-Conditional Zoning District (MU-V-CZD) and the conditions listed in Ordinance A would not:

- a) Conform with the applicable provisions of the Land Use Management Ordinance and Town Code
- b) Conform with the Comprehensive Plan
- c) Be compatible with adjoining uses
- d) Mitigate impacts on surrounding properties and the Town as a whole
- e) Be harmonious with existing and proposed built systems including utility infrastructure, transportation facilities, police and fire coverage, and other public services and facilities
- f) Be harmonious with natural systems such as hydrology, topography, and other environmental constraints

BE IT FURTHER RESOLVED that the Council hereby denies the application for an amendment of the Chapel Hill Zoning Atlas to rezone the property located at 1671, 1673, 1675, 1677, 1679, 1681, 1683, 1685, 1687, 1691, 1701, 1711, and 1751 Martin Luther King Jr Blvd to Mixed Use-Village-Conditional Zoning District (MU-V-CZD).

This the 7th day of May, 2025.