

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 1950 US 15-501 FROM NEIGHBORHOOD COMMERCIAL (NC) AND RESIDENTIAL-LOW DENSITY 1 (R-LD1) TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL ZONING DISTRICT (NC-CZD) (2023-06-14/R-9)

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning submitted by McAdams on behalf of owners Refuel Operating Company, LLC to rezone a 1.14-acre site located at 1950 US 15-501 on a parcel identified as Orange County Parcel Identifier Number (PIN) 9776-68-0129 to allow a service station and associated convenience store; 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 zoning is the parallel Conditional Zoning District of the existing zoning district.
- The proposed Conditional Zoning district would reduce the amount of impervious surface on the site and be required to meet current LUMO stormwater standards.
- The proposed zoning district allows conditions to be incorporated that could limit intensity and establish standards to address any 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:

- Facilitating development that implements the Land Use Category designated on the Future Land Use Map.
- Redevelopment of the site would allow for greater economic development on site (Community Prosperity and Engagement.2)
- Reductions in impervious surface along with improved spill and cleanup requirements on the site could result in more positive environmental outcomes for this area of Town. (Nurturing Our Community.2)
- A redeveloped service station would "recognize the importance of automobiles" in the overall transportation system. This is stated goal of Chapel Hill 2020. (Getting Around.1)
- The proposed zoning would support suburban development in appropriate locations. (Getting Around.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 14th day of June, 2023.