

DRAFT 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 130 STANCELL DRIVE, 138 STANCELL DRIVE, 146 STANCELL DRIVE, 150 STANCELL DRIVE, 5103 BARBEE CHAPEL ROAD, 5111 BARBEE CHAPEL ROAD, 5115 BARBEE CHAPEL ROAD, AND 5119 BARBEE CHAPEL ROAD FROM MIXED USE VILLAGE (MU-V) TO RESIDENTIAL 6-CONDITIONAL ZONING DISTRICT (R-6-CZD) (PROJECT #CZD-23-3) (2023-[MO-DAY]//R-#)

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning submitted by McAdams, on behalf of property owner NR Hillmont Property Owner LP, to rezone an 38.33-acre assemblage of parcels located at 130 Stancell Drive, 138 Stancell Drive, 146 Stancell Drive, 150 Stancell Drive, 5103 Barbee Chapel Road, 5111 Barbee Chapel Road, and 5115 Barbee Chapel Road on property identified as Durham County Property Identifier Number(s) 9798-71-87-2809, 9798-81-18-1601, 9798-82-60-8392, 9798-82-21-3916, 9798-82-65-2259, 9798-82-94-9975, 9798-92-08-3946, 9798-93-20-2596, to allow development of a multi-family residential community.

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 consistent with the Land Use Category shown on the Future Land Use Map, provided that zoning conditions are applied to ensure a compatible density.
- Rezoning to accommodate redevelopment may be considered reasonable.
- The proposed zoning allows only residential uses, which is consistent with other existing residential uses in the surrounding area.
- Provision of affordable housing in this location aligns with multiple themes of Chapel Hill 2020.
- Zoning conditions provide an opportunity 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:

- Future Land Use Map
- Chapel Hill 2020 Themes: *A Place for Everyone, Community Prosperity and Engagement, Getting Around, Good Places-New Spaces, Getting Around, and Town and Gown Collaboration*

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 []th day of [month], 20[].