

RESOLUTION B

(Denying the Conditional Zoning Application)

A RESOLUTION DENYING AN AMENDMENT TO THE CHAPEL HILL ZONING ATLAS FOR THE PROPERTY LOCATED AT 306 W. FRANKLIN STREET FROM TOWN CENTER-2 (TC-2) TO TOWN CENTER-3-CONDITIONAL ZONING DISTRICT (TC-3-CZD) (PROJECT # CZD-23-7) (2023-11-29/R-12)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Conditional Zoning application submitted by McAdams, on behalf of owner Chapel Hill Franklin Street Labs 1 LLC, to rezone six parcels totaling approximately 1.99 acres located at 214, and 306 West Franklin Street, and 311, 315, and 321 West Rosemary Street on property identified as Orange County Property Identifier Numbers 9788-26-0736, 9788-26-1802, 9788-26-2823, 9788-26-2905, 9788-27-2090, and 9788-26-2798, if rezoned to Town Center-3-Conditional Zoning District (TC-3-CZD) would not:

- 1) Conform with the applicable provisions of the Land Use Management Ordinance and Town Code with modifications shown below.
- 2) Conform with the Comprehensive Plan
- 3) Be compatible with adjoining uses
- 4) Mitigate impacts on surrounding properties and the Town as a whole
- 5) Be harmonious with existing and proposed built systems including utility infrastructure, transportation facilities, police and fire coverage, and other public services and facilities
- 6) 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 214, and 306 West Franklin Street, and 311, 315, and 321 West Rosemary Street or identified as Orange County Property Identifier Numbers 9788-26-0736, 9788-26-1802, 9788-26-2823, 9788-26-2905, 9788-27-2090, 9788-26-2798 to Town Center-3-Conditional Zoning District (TC-3-CZD).

This the 29th day of November, 2023.