

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 115 CHAPEL POINT ROAD FROM OFFICE/INSTITUTIONAL-2-CONDITIONAL ZONING DISTRICT (OI-2-CZD) AND COMMUNITY COMMERCIAL-CONDITIONAL ZONING DISTRICT (CC-CZD) TO RESIDENTIAL-6-CONDITIONAL ZONING DISTRICT (R-6-CZD)(PROJECT #CZD-25-3) (2025-MO-DAY/O-#)

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning submitted by Thomas and Hutton, on behalf of property owner Optimal Ventures LLC and contract purchaser Northwood Ravin LLC, to rezone a 19-acre site located at 115 and 135 Chapel Point Road, on property identified as Orange County Property Identifier Number 9870-99-7083, to allow a multifamily residential development 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 (Residential-6-Conditional Zoning District) is compatible with the zoning of adjacent properties (Mixed Use-Residential-1 and Mixed Use-Office/Institutional-1).
- The proposed land use is supported by the Future Land Use Map (FLUM) and is compatible with surrounding land uses.
- The proposed development does not impact the most environmentally sensitive portion of the project site.
- The proposed development provides diverse housing types at a density that is appropriate near existing high frequency transit.
- 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:

- The proposed project provides multifamily residential housing as recommended in Sub-Area B of the Future Land Use Map's North MLK Boulevard Focus Area.
- The proposed project is located on a large infill site with direct access to a high frequency transit corridor, supporting the Complete Community Strategy.
- The proposed project will expand existing multi-modal paths, further implementing the Mobility and Connectivity Plan.
- The Climate Action and Response Plan emphasizes efficient building design, land use and transportation. The proposed project includes a level of residential density that is consistent with the land use strategies in the plan. Condition 22 of Ordinance A requires the developer to provide building and site design elements for heat mitigation, energy efficiency, and water conservation.

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], 2025.