

RESOLUTION A
Resolution of Consistency and Reasonableness

A RESOLUTION REGARDING THE APPLICATION FOR CONDITIONAL ZONING AT THE PROPERTY LOCATED AT 110 JAY STREET FROM RESIDENTIAL-3 (R-3) TO RESIDENTIAL-SPECIAL STANDARDS-CONDITIONAL ZONING DISTRICT (R-SS-CZD) IS REASONABLE AND CONSISTENCY WITH THE COMPREHENSIVE PLAN (2022-04-27/R-7)

WHEREAS, Taft-Mills Group, LLC has filed an application for Conditional Zoning to rezone a 7.80-acre parcel located at 110 Jay Street and identified as Orange County Parcel Identifier Numbers 9778-99-9279, 9788-09-1257, and 9788-09-1232 to Residential-Special Standards-Conditional Zoning (R-SS-CZD) to allow a 48-dwelling unit multifamily community; and

WHEREAS, the Town staff have completed a review of the application for compliance with the Land Use Management Ordinance, Town Code, and for Consistency with the Comprehensive Plan; and

WHEREAS, the Planning Commission reviewed the application on March 1, 2022 and recommended that the Council enact the Conditional Zoning for the property; and

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning and finds that the amendment if enacted, is reasonable and in the public's interest and is warranted to achieve the purposes of the Comprehensive Plan, as explained by, but not limited to, the following goals of the Comprehensive Plan:

- Contributing to a range of housing options for current and future residents. (*Goal: A Place for Everyone 1.3*)
- Providing a welcoming and friendly community that provides people with access to opportunities. (*Goal: A Place for Everyone 1.4*)
- Promoting a safe, vibrant, and connected community by revitalizing a previously developed site. (*Goal: Community Prosperity and Engagement 2.3*)
- A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (*Goal: Getting Around 3.2*)
- A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill's character for residents, visitors, and students (*Goal: Good Places, New Spaces 4.5*)
- Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment (*Goal: Good Places, New Spaces 4.8*)
- Maintain and improve air quality and water quality, and manage stormwater to heal local waterways and conserve biological ecosystems within the town boundaries and the Extra Territorial Jurisdiction (*Goal: Nurturing our Community 5.2*)
- Protect, acquire, and maintain natural/undeveloped open spaces and historic sites in order to protect wildlife corridors, provide recreation, and ensure safe pedestrian and bicycle connections. These spaces could include, among other things, Significant Natural Heritage Areas (SNHA) lands adjacent to and connecting various properties such as riparian lands, etc. (*Goal: Nurturing our Community 5.3*)
- Reduce the carbon footprint of all Town-owned or managed services and properties; require that all new development meets standards; and support residents in

minimizing their personal footprints (Goal: *Nurturing Our Community 5.7*)

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby finds the proposed Conditional Zoning to be reasonable and consistent with the Town Comprehensive Plan.

This the 27th day of April, 2022.