

RESOLUTION A
Resolution of Consistency and Reasonableness

A RESOLUTION REGARDING THE APPLICATION FOR CONDITIONAL ZONING ATLAS AMENDMENT FOR THE STANAT'S PLACE PROPERTY LOCATED AT 2516 HOMESTEAD ROAD FROM RESIDENTIAL-2 (R-2) TO RESIDENTIAL-5-CONDITIONAL ZONING DISTRICT (R-5-CZD) REASONABLENESS AND CONSISTENCY WITH THE COMPREHENSIVE PLAN (2022-X-X/R-X)

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning submitted by Advanced Civil Design, Inc., on behalf of contract purchaser Capkov Ventures, Inc. and property owners Donald and Sylvia Stanat, to rezone a 8.97-acre parcel located at 2516 Homestead Road on property identified as Orange County Property Identifier Number 9788-96-2765, to allow a townhouse community; and

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:

- Contributing to a range of housing options for current and future residents, especially given the limited recent production of new townhomes in Chapel Hill. This aligns with the theme of *A Place for Everyone*.
- Locating housing within walking distance of a community park, greenway, trails, and public transit routes. This aligns with the theme of *Getting Around*.
- The opportunity to develop a thoughtfully designed neighborhood with central common space for community gathering, and to contribute to a range of neighborhood types. These elements align with the theme of *Good Places New Spaces*.
- Promoting the Focus Area Character for the North MLK Jr Blvd Focus Area as described in the Future Land Use Map.
- Facilitating development that implements Future Land Use Map guidance for Character Types in the Focus Area

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 similar to adjacent zoning districts (R-5 proposed adjacent to R-4).
- There are multiple residential developments proposed or under construction in the surrounding area, including similar housing types.
- Available existing sidewalks and transit service nearby could support medium-density residential development.
- The proposed zoning is consistent with the Future Land Use Map character for the Focus Area, and with the list of appropriate uses.
- Zoning conditions provide an opportunity to limit intensity and to establish standards that address any impacts on surrounding properties.

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 ___ day of ___, 2022.