

RESOLUTION A
Resolution of Consistency and Reasonableness

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 2217 HOMESTEAD ROAD TO RESIDENTIAL-5-CONDITIONAL ZONING DISTRICT (R-5-CZD) (2023-02-22/R-11)

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning submitted by Richard Gurlitz, on behalf of owner GS Homestead, LLC, to rezone a 15.6-acre parcel located at 2217 Homestead Road on property identified as Orange County Property Identifier Number 9870-90-7642, 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:

- A range of housing options for current and future residents (*Goal: A Place For Everyone. 3*)
- Promote a safe, vibrant, and connected community (*Goal: Community Prosperity and Engagement. 3*)
- A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (*Goal: Getting Around. 2*)
- Make an adaptable transportation system to support both dense and suburban development (*Goal: Getting Around. 4*)
- A transportation system that accommodates transportation needs and demands while mitigating congestion and promoting air quality, sustainability, and energy conservation (*Goal: Getting Around. 6*)
- 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. 5*)
- Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment (*Goal: Good Places New Spaces. 8*)
- 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. 7*)

WHEREAS, the Future Land Use Map (FLUM) identifies this site as part of the South Martin Luther King (MLK) Boulevard Focus Area and Sub-Area A and calls for townhouses and residences such as those allowed under the proposed conditional zoning that serve as a transition between multi-family and single-family neighborhoods. The FLUM also encourages multimodal connections to accommodate pedestrians, bicycles, and transit, and seeks to add mixed-income housing near transit; 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 is consistent with existing zoning and similar to adjacent zoning districts (R-5 proposed adjacent to R-2 and to the south of R-5).
- 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 22nd day of February 2023.