

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 5500 OLD CHAPEL HILL ROAD FROM RESIDENTIAL-1 TO RESIDENTIAL-6-CONDITIONAL ZONING DISTRICT (R-6-CZD) AND FOR THE PROPERTY LOCATED AT HUSE STREET FROM RESIDENTIAL-1 TO MIXED-USE VILLAGE-CONDITIONAL ZONING DISTRICT (MU-V-CZD) (PROJECT #CZD-23-2) (2023-05-24/O-#)

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning submitted by Thomas & Hutton, on behalf of property owners Huse Street Properties, LLC and Terri Benforado to rezone an 16.29-acre assemblage of parcels located at 5500 Old Chapel Hill Road, 5502 Old Chapel Hill Road, 5503 Old Chapel Hill Road, 99 Huse Street, 101 Huse Street, 103 Huse Street, 113 Huse Street, 106 Huse Street on property identified as Durham County Property Identifier Number(s) 0709-09-73-2515, 0709-09-86-5111, 0709-08-88-9647, 0709-18-09-9567, 0709-18-18-1304, 0709-18-06-8944, 0709-18-26-4324, and 0709-08-94-8411, to allow a multifamily and mixed-use development; 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:

- Family-friendly, accessible exterior and interior places throughout the town for a variety of active uses (*Goal: A Place for Everyone.1*)
- A range of housing options for current and future residents (*Goal: A Place For Everyone. 3*)
- Foster success of local businesses (*Goal: Community Prosperity and Engagement.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.5*)
- Open and accessible commons spaces for community gathering, cultural uses, and community development (*Goal: Good Places, New Spaces.7*)
- Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment (*Goal: Good Places, New Spaces.8*)

WHEREAS, the Future Land Use Map (FLUM) identifies this site as part of the North 15-501 Corridor Focus Area, Sub-Area A and calls for multifamily, shops, offices; parks and gathering space; and townhouses and residences such as those allowed under the proposed conditional zoning that serve as a transition between multi-family and single-family neighborhoods; 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 rezonings are consistent with existing zoning and sufficiently compatible with adjacent zoning districts (R-6-CZD and MU-V-CZD proposed adjacent to R-1).
- The proposed rezonings for both sites facilitate the construction of new residential units which help to address Chapel Hill's housing needs.
- 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 rezonings are 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 24th day of May 2023.