

RESOLUTION A
Resolution of Consistency and Reasonableness

A RESOLUTION REGARDING THE APPLICATION FOR A CONDITIONAL ZONING ATLAS AMENDMENT FOR THE PROPERTY LOCATED AT 100-998 EASTOWNE DRIVE TO OFFICE/INSTITUTIONAL-3-CONDITIONAL ZONING DISTRICT (OI-3-CZD) (PROJECT #CZD-22-7) REASONABLENESS AND CONSISTENCY WITH THE COMPREHENSIVE PLAN (2023-05-24/R-13)

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning submitted by McAdams, on behalf of owner Health System Properties, LLC, to rezone six parcels totaling approximately 50 acres located at 100, 200, 300, 400, 500, 600, 700, 800, 901 and 998 Eastowne Drive on property identified as Orange County Property Identifier Numbers 9890-80-0195, 9890-80-7564, 9890-80-0643, 9890-80-2764, 9890-80-3947 and 9890-91-1209, to allow a medical campus; 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 (*A Place for Everyone.1*)
- A welcoming and friendly community that provides all people with access to opportunities (*A Place for Everyone.4*)
- Foster success of local businesses (*Community Prosperity and Engagement.2*)
- Promote a safe, vibrant, and connected (physical and person) community (*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 (*Getting Around.2*)
- Connect to a comprehensive regional transportation system (*Getting Around.3*)
- Create a comprehensive transportation system that provides everybody safe and reasonable access to all the community offers (*Getting Around.5*)
- A community that has a parking system based on strategies that support the overall goals of a holistic transportation system (*Getting Around.8*)
- 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 (*Good Places, New Space.5*)
- Open and accessible common spaces for community gathering, cultural uses, and community development (*Good Places, New Spaces.7*)
- Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment (*Good Places, New Space.8*)
- Maintain and improve air quality, and manage stormwater to heal local waterways and conserve biological eco systems within the town boundaries and the Extra Territorial Jurisdiction (*Nurturing Our Community.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. (*Nurturing our Community.3*)
- Support the Parks and Recreation Master Plan and the Greenways Master Plan to provide recreation opportunities and ensure safe pedestrian and bicycle connections (*Nurturing*

our Community.4)

- Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic (*Nurturing our Community.8)*
- The University, the UNC Health Care System, and the Town will coordinate closely to manage development in ways that respect history, traditions, and the environment while fostering revitalization and innovation (*Town and Gown Collaboration.5)*
- Promote access for all residents to health-care centers, public services, and active lifestyle opportunities (*Town and Gown Collaboration.6)*

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:

- 1) Conform with the applicable provisions of the Land Use Management Ordinance and Town Code with modifications shown below.
- 2) Conform with the Comprehensive Plan
- 3) Be compatible with adjoining uses
- 4) Mitigate impacts on surrounding properties and the Town as a whole
- 5) Be harmonious with existing and proposed built systems including utility infrastructure, transportation facilities, police and fire coverage, and other public services and facilities
- 6) Be harmonious with natural systems such as hydrology, topography, and other environmental constraints

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.