

**RESOLUTION A**  
**Resolution of Reasonableness and Consistency**

**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 19 E. LAKEVIEW DRIVE FROM RESIDENTIAL-1 (R-1) TO RESIDENTIAL-6-CONDITIONAL ZONING DISTRICT (R-6-CZD) (2023-11-15/R-6)**

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning submitted by Thomas & Hutton, on behalf of developers NorthView Partners and Bryan Properties and property owners JTCIV, LLC, Redwing Joco LLC, and APL Capital LLC, to rezone a 15-acre assemblage of parcels located at 19 E. Lakeview Drive, 21 E. Lakeview Drive, 35 E. Lakeview Drive, 78 White Oak Drive, and 79 White Oak Drive, on properties identified as Orange County Property Identifier Number(s) 9890-90-4183, 9799-99-4937, 9799-99-4931 and Durham County Property Identifier Number(s) 9890-90-52-6128, 9890-90-50-7784, 9890-90-50-8052, 9890-90-81-4582, 9799-99-88-4004, 9799-99-85-3851, 9799-99-84-3831, 0800-00-12-5860, 0800-00-12-4064, 0800-00-11-3370, 0800-00-10-2025, 0709-09-18-0371, 0709-09-06-9881, 0709-09-05-9350, and 0800-00-41-8958 to allow a multifamily residential development; 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 (Residential-6-Conditional Zoning District) is compatible with the zoning of adjacent properties (Residential-1).
- The proposed zoning is consistent with the Future Land Use Map designation for the site.
- Zoning conditions establish standards that address impacts on surrounding properties.

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:

- Facilitating development that implements the Land Use Category identified by the Future Land Use Map.
- Providing a greenways and other outdoor amenities for public use (*A Place for Everyone.1*)
- Providing affordable housing for seniors (*A Place for Everyone.3*)
- Supporting an interconnected pedestrian and vehicular network in a developing area of Chapel Hill (*Getting Around.2*)

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 15th day of November, 2023.