

RESOLUTION A
(Resolution of Consistency)

A RESOLUTION REGARDING THE APPLICATION FOR CONDITIONAL ZONING ATLAS AMENDMENT AT THE PROPERTY LOCATED AT 2200 EUBANKS ROAD TO COMMUNITY COMMERCIAL –CONDITIONAL ZONING DISTRICT (CC-CZD) AND OFFICE INSTITUTIONAL – 2 – CONDITIONAL ZONING DISTRICT (OI-2-CZD) (2021-X-X/ R-X)

WHEREAS, Wendi Ramsden of Coulter Jewel Thames has filed an application for Conditional Zoning Atlas Amendment on behalf of Optimal Ventures, LLC, Contract Purchaser, to rezone 19.35 acres located at 2200 Eubanks Road on property identified as Orange County Property Identifier Number 9870-99-7083, to allow for indoor and outdoor commercial recreation facilities and construction of a conditioned self-storage facility; and

WHEREAS, the Town staff have completed a review of the application for compliance with the Land Use Management Ordinance, Town Code, and for Consistency with the Comprehensive Plan; and

WHEREAS, the Planning Commission reviewed the application on April 6, 2021 and recommended that the Council enact the Zoning Atlas Amendment rezoning the property; and

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning Atlas Amendment on behalf of Optimal Ventures, LLC (Contract Purchaser) to rezone and finds that the amendment if enacted, is reasonable and in the public's interest and is warranted to achieve the purposes of the Comprehensive Plan, as explained by, but not limited to, the following goals of the Comprehensive Plan:

- Unique and Inclusive Recreation Facility (*A Place for Everyone.1*)
- Entertainment Facilities generally not offered in Chapel Hill (*Community Prosperity and Engagement.1*)
- Sidewalk access, transit access(*Getting Around.1,.2*)
- Entertainment use for surrounding developments (*Good Places, New Spaces.6,.8*)
- Natural area preservation and high quality Stormwater control measures (*Nurturing Our Community.2,.3*)

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 -----, 2021.