

**A RESOLUTION REGARDING THE APPLICATION FOR MODIFICATION OF
CONDITIONAL ZONING AT THE PROPERTY LOCATED AT 5002 BARBEE CHAPEL
ROAD AND CONSISTENCY WITH THE COMPREHENSIVE PLAN (2021-X-X/R-X)**

WHEREAS, CJT PA, on behalf of C. F. Smith Property Group, has filed an application for Modification of the Conditional Zoning ordinance for a 2.3-acre parcel located at 5002 Barbee Chapel Road and identified as Durham County Parcel Identifier Number 9798-04-72-5824 to allow 60,000 square feet of medical, office-type use; and

WHEREAS, the Council approved a Special Use Permit for this parcel on November 23, 2015, approving a 60,000 square foot medical office building and 240 parking spaces; and

WHEREAS, the Council approved a limited scope review of the Conditional Zoning Ordinance on May 26, 2021, to extend the construction start and completion dates; 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 June 15, 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 modification of Conditional Zoning 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:

- A welcoming and friendly community that provides all people with access to opportunities (*A Place for Everyone.4*)
- Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment (*Good Places New Spaces.8*)

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby finds the proposed modification of Conditional Zoning to be reasonable and consistent with the Town Comprehensive Plan.

This the ____ day of _____, 2021.