

RESOLUTION A

(Resolution of Consistency and Reasonableness)

A RESOLUTION REGARDING THE APPLICATION FOR CONDITIONAL ZONING ATLAS AMENDMENT AT THE PROPERTY LOCATED AT 150 E. ROSEMARY STREET TO TOWN CENTER-3-CONDITIONAL ZONING DISTRICT (TC-3-CZD) IS REASONABLE AND CONSISTENCY WITH THE COMPREHENSIVE PLAN (PROJECT #21-018) (2021-11-17/R-13)

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning submitted by Ballentine Associates, on behalf of the Town of Chapel Hill and Grubb Properties, Inc., to rezone a 1.49 acre parcel located at 150 East Rosemary Street on property identified as Orange County Property Identifier Numbers 9788-37-9851 and a portion of 9788-47-2803, to allow business-type, office and research activities building with parking; 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 October 12, 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 Ballentine Associates 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:

- Family-friendly, accessible exterior and interior places throughout the town for a variety of active uses (*Goal: A Place for Everyone.1*)
- A welcoming and friendly community that provides people with access to opportunities (*Goal: A Place for Everyone.4*)
- Balance and sustain finances by increasing revenues and decreasing expenses (*Goal: Community Prosperity and Engagement.1*)
- Foster success of local businesses (*Goal: Community Prosperity and Engagement.2*)
- A connected community that links neighborhoods, businesses and schools through the provision of greenways, sidewalks, bike facilities and public transportation (*Goal: Getting Around.2*)
- A vibrant, diverse, pedestrian-friendly, and accessible downtown with opportunities for growing office, retail, residential and cultural development and activity (*Goal: Good Places, New Spaces.2*)
- A joint Town/University development strategy that aligns initiatives for transportation, housing, environmental protection, and entrepreneurial programs (*Goal: Good Places, New Spaces.4*)
- A community that welcomes and supports change and creativity (*Goal: Good Places, New Spaces.6*)
- Open and accessible common spaces for community gathering, cultural uses, and community development (*Goal: Good Places, New Spaces.7*)

- Take full advantage of ideas and resources to create a thriving economy and incorporate and utilize the intellectual capital that the University and Town create (*Goal: Town and Gown Collaboration.1*)

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning Atlas Amendment to rezone and finds that the amendment if enacted, is reasonable and in the public's interest, as explained by, but not limited to

- With parking need expected to be met by the new municipal parking deck, measures to facilitate new development opportunities for the Wallace Deck are reasonable.
- TC-3, TC-2, and TC-1 are compatible adjacent zoning districts.
- The surrounding area has been mostly developed, with a mixture of uses and a development character that is compatible with the proposed TC-3 zoning. In particular, the proposed uses are compatible with the adjacent mid-rise office building.
- The amount of nearby existing and future transit service, including high-frequency routes, suggest that more intense development is reasonable.
- The location along and near significant streets suggests that more intense development is reasonable.
- The presence of an existing pedestrian network suggests that more intense development is reasonable.
- Some existing sidewalks are narrow and may need to be upgraded to support new activity generated by development.
- Development could occur without substantial increase of impervious area, loss of tree canopy, or impact to sensitive environmental features.

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 17th day of November, 2021.