



# TOWN OF CHAPEL HILL

Town Hall  
405 Martin Luther King Jr.  
Boulevard  
Chapel Hill, NC 27514

## Legislation Details (With Text)

**File #:** [23-0074] **Version:** 1 **Name:**  
**Type:** Zoning Atlas Amendment **Status:** Passed  
**File created:** 11/16/2022 **In control:** Town Council  
**On agenda:** 1/25/2023 **Final action:**  
**Title:** Consider a Conditional Zoning Application for Aspen Chapel Hill at 701 Martin Luther King Jr Blvd. from Neighborhood Commercial (NC) and Residential-3 (R-3) to Residential-6-Conditional Zoning District (R-6-CZD).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Summary Report, 2. Draft Staff Presentation, 3. Resolution A, Resolution of Consistency and Reasonableness, 4. Ordinance A, Approving the Application, 5. Resolution B - Denying the Application, 6. Modifications to Regulations (Updated Applicant Request), 7. Zoning Commitments from Applicant, 8. Updated Applicant Materials, 9. Staff Presentation, 10. Advisory Board Presentation, 11. Council Questions with Staff Response, 12. Emails from the Public

Date	Ver.	Action By	Action	Result
1/25/2023	1	Town Council	continued the Legislative Hearing	Pass

**Consider a Conditional Zoning Application for Aspen Chapel Hill at 701 Martin Luther King Jr Blvd. from Neighborhood Commercial (NC) and Residential-3 (R-3) to Residential-6-Conditional Zoning District (R-6-CZD).**

**Staff:**

Mary Jane Nirdlinger, Deputy Town Manager and Interim Director  
Judy Johnson, Assistant Director  
Corey Liles, Planning Manager

**Department:**

Planning

See the Summary Report on the next page.

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**The Agenda will reflect the text below and/or the motion text will be used during the meeting.**

**PRESENTER:** Corey Liles, Planning Manager

- Without objection, the revised report and any other materials submitted at the hearing for consideration by the Council will be entered into the record
- Introduction and revised recommendation
- Presentation by the applicant

- d. Comments from the public
- e. Comments and questions from the Mayor and Town Council
- f. Motion to adjourn the Legislative Hearing
- g. Motion to adopt the Resolution of Reasonableness and Consistency with the Comprehensive Plan
- h. Motion to enact an Ordinance to rezone the property

**RECOMMENDATION:** That the Council adopt Resolution A and enact Ordinance A, approving the Conditional Zoning Application.