

RESOLUTION A
Resolution of Reasonableness and Consistency

A RESOLUTION REGARDING THE REASONABLENESS AND CONSISTENCY WITH THE COMPREHENSIVE PLAN OF THE APPLICATION FOR A MODIFICATION TO THE RESIDENTIAL-6-CONDITIONAL ZONING DISTRICT (R-6-CZD) FOR THE PROPERTY LOCATED AT 11 WHITE OAK DRIVE (PROJECT #MOD-26-2) (2026-XX-XX/R-X)

WHEREAS, the Council of the Town of Chapel Hill previously considered and approved a Residential-6-Conditional Zoning District for the property located at 11 White Oak Drive, 76 White Oak, 5520 Old Chapel Hill Road, 5522 Old Chapel Hill Road, 5602 Old Chapel Hill Road, 5604 Old Chapel Hill Road, and 5608 Old Chapel Hill Road on property identified as Durham County Property Identifier Number(s) 0709-09-4874, 0709-09-4378, 0709-09-4101, 0709-09-2143, 0709-09-0300, and 0709-09-0161, on June 18, 2025; and

WHEREAS, the Council of the Town of Chapel Hill has considered the application to modify the Conditional Zoning District submitted by ZOM Living on behalf of the property owners John McKee Jr. and Anne McKee, Michele Hodgson, and Arshad Mahmood and Kausar Arshad for the property located at the aforementioned properties to increase maximum setback and core building heights;

WHEREAS, the Council finds that the modification, if enacted, is reasonable and in the public's interest, as explained by, but not limited to, the following considerations:

- The proposed modification 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 modification, if enacted, is consistent with the Town's Comprehensive Plan, as explained by, but not limited to, the following elements of the Comprehensive Plan:

- The development incorporates land uses and building heights identified for Sub-Area A of the North 15-501 Corridor Focus Area of the Future Land Use Map (FLUM).
- The development enhances an infill site that is served by existing infrastructure, which supports the Complete Community Strategy.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby finds the proposed modification to the Conditional Zoning District for Old Chapel Hill Road Apartments at 11 White Oak Drive to be reasonable and consistent with the Town Comprehensive Plan.

This the []th day of [month], 2026.