



146 Stancell Drive - Conditional Zoning Modification

Staff: Britany Waddell, Corey Liles, Katherine Shor, Anna Scott Myers

Meeting Date: November 12, 2025

Project Overview

- Northwood Ravin, on behalf of the property owner NR Hillmont Property Owner LP, requests a modification to the Conditional Zoning Ordinance for a 35.54-acre property located at 146 Stancell Drive, known as "Hillmont".
- The Town Council approved the Conditional Zoning Ordinance at their meeting on [November 15, 2023](#) (2023-11-15/O-4).
- The applicant requests a modification to conditions #5 and #6 to change the number of affordable units from 10 percent of the market rate units to a minimum of 20 units.
- The applicant also proposes a one-time payment of \$1.15 million to the Town's Affordable Housing Funding Program.
- Staff issued Zoning Compliance Permits for the project. The project is currently under construction.
- A change in a condition of Council approval constitutes a major modification and requires Council approval.

Staff Recommendation & Analysis

☒	Staff recommend that Council consider the requested modification , with the other conditions of the approval of the original Conditional Zoning District remaining in effect.
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1. Modification to the Affordable Housing Plan: Staff recommend that Council consider the affordable housing options for this site.

Modification: The applicant's proposed modification to the Affordable Housing Plan includes a change to the number of affordable housing units on site, a minimum number of affordable housing units, and a voluntary contribution to the Town's Affordable Housing Funding Program.

Existing Approval: Council approved a Conditional Zoning Ordinance in 2023 that requires the developer to provide a minimum of 10% of the market rate units as income restricted affordable housing and no voluntary contribution to the Town's Affordable Housing Funding Program.

If Council denies the modification, the existing approval will remain in effect.

Summary of Comprehensive Plan Consistency

Viewed through the holistic lens of the [Complete Community Strategy](#), this project **meets** the Town’s strategy for growth. No single issue raised below should be considered in isolation.



Consistent



Somewhat Consistent



Not Consistent

N/A Not Applicable

N/A	Chapel Hill will direct growth to <u>greenways, transit corridors, large infill sites with existing infrastructure, and smaller infill sites.</u>	
	The requested modification does not change staff’s assessment of comprehensive plan consistency for this element.	
	Goal 1: Plan for the Future Strategically	Associated Comp. Plan Elements: • Future Land Use Map • Shaping Our Future
	The proposed condition includes on-site affordable units and funds for the Town’s Affordable Housing Funding Program (AHFP). The AHFP supports the creation and preservation of affordable housing for low- and moderate-income households in Chapel Hill. It is up to the Town to determine how to allocate that funding, and any allocation over \$100,000 requires Council approval.	
N/A	Goal 2: Expand and Deliver New Greenways for Everyday Life	Associated Comp. Plan Elements: • Mobility & Connectivity Plan • Connected Roads Plan
	The requested modification does not change staff’s assessment of comprehensive plan consistency for this element.	
N/A	Goal 3: Be Green and Provide Housing	Associated Comp. Plan Elements: • Climate Action & Response Plan
	The requested modification does not change staff’s assessment of comprehensive plan consistency for this element.	
N/A	Goal 4: Plan for Excellence in the Public Realm and Placemaking	
	The requested modification does not change staff’s assessment of comprehensive plan consistency for this element.	

Public Engagement

Staff provided mailed notice to neighbors and other notifications according to LUMO requirements. Staff have not received significant numbers of phone calls or emails regarding this application

Project Location

