



5640 Old Chapel Hill Road - Conditional Zoning

Staff: Britany Waddell, Corey Liles, Josh Mayo

Meeting Date: September 24, 2025

Project Overview

- Kadre Engineering, on behalf of Peng Xu, Ashar Mahmood and Kausar Arshad, and Dan-Hong Lu (Owners) and EB Capital Partners (Developer) requests to rezone a 4.02-acre site from Residential-1 (R-1) to Residential-6-Conditional Zoning District (R-6-CZD).
- The site is located at the intersection of East Lakeview Drive and Old Chapel Hill Road in Durham County.
- The proposal is to construct up to 76 townhome and/or stacked townhome units. Proposed building heights are up to four stories.
- This project is proposing to meet inclusionary zoning rules by providing 15% of market rate units as affordable units.

Staff Recommendation & Analysis

☒	Staff recommend that Council approve the project following resolution of the issues identified below.
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- 1. Additional Tree Plantings:** Staff recommend that the applicant provide additional tree plantings to meet the 30% standard.

The proposed project does not currently meet the Town's tree canopy standards, as it proposes a minimum of 20% tree canopy coverage instead of the 30% standard.

- 2. Modifications to Regulations:** Staff recommend that Council approve all other requested modifications to regulations.

Staff have reviewed all other requested modifications to regulations and find that the public purpose is served to an equivalent or greater degree by the requested modifications. All modifications are shown in Ordinance A and the applicant materials.

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

☒	Chapel Hill will direct growth to greenways, transit corridors, large infill sites with existing infrastructure, and smaller infill sites.	
	• The project is an infill site and is contributing to the greenway network.	
☒	Goal 1: Plan for the Future Strategically	Associated Comp. Plan Elements: • Future Land Use Map • Shaping Our Future

• The project is in the North 15-501 Focus Area, Sub-Area A. • The proposed use of townhomes is included as a secondary use in this Sub-area. • This project is proposing middle-density housing. • The site is part of the Parkline East planning effort which focuses on placemaking and interconnections between multiple proposed projects in the area.		
	Goal 2: Expand and Deliver New Greenways for Everyday Life	Associated Comp. Plan Elements: • Mobility & Connectivity Plan • Connected Roads Plan
• The project will add to the greenway network and connect to greenways proposed by other developments. • The project is located adjacent to existing bike lanes and sidewalks on Old Chapel Hill Road. • The project provides multiple connections identified in the Connected Roads Plan.		
	Goal 3: Be Green and Provide Housing	Associated Comp. Plan Elements: • Climate Action & Response Plan
• The project contributes to dense, walkable development patterns as called for in the Climate Action and Response Plan. • The project includes commitments to some sustainable design features.		
	Goal 4: Plan for Excellence in the Public Realm and Placemaking	
• The applicant met with the Town’s Urban Designer. Please see the Urban Design Assessment attached. These comments are advisory.		

Public Engagement

Areas of concern expressed by members of the public are noted below. Engagement related to this project has included a virtual public information meeting. Staff have not received significant numbers of phone calls or emails regarding the project.

1. Staff have heard some concerns about the traffic impacts of this development. The development's Traffic Impact Analysis helps to address concerns about new traffic on Old Chapel Hill Road.

Project Location

