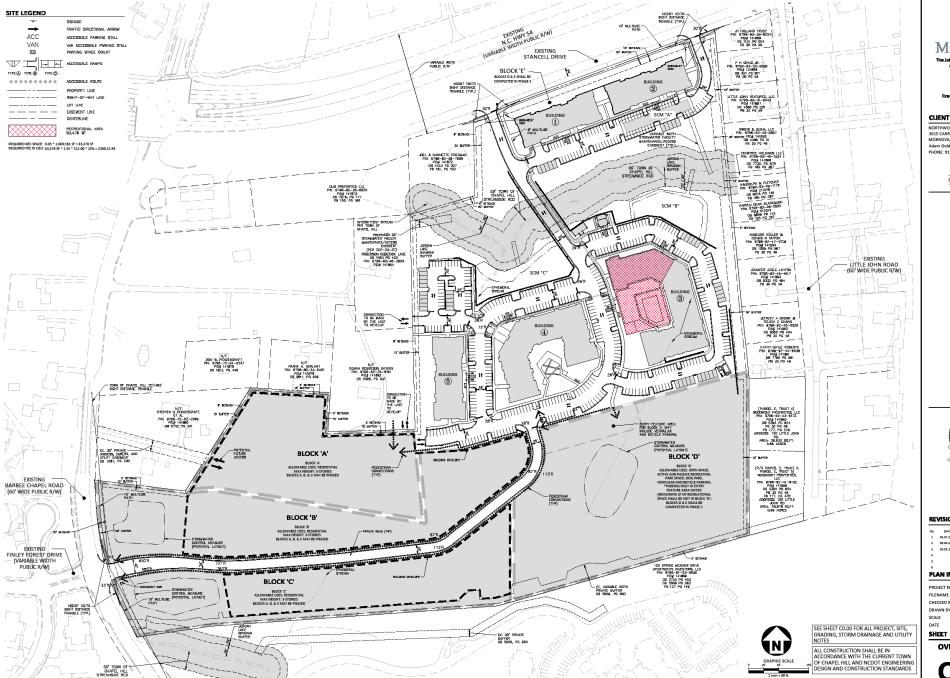
Conditional Zoning Modification: 146 Stancell Drive (MOD-25-8)



Town Council Meeting November 12, 2025







MCADAMS

The John R. McAdams Company, Inc. 621 Hillsborough Street Suite 500 Raieigh, NC 27603

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NORTHWOOD RAVIN 3015 CARRINGTON MILL BLVD, STE 460 MORRISVILLE. NORTH CAROLINA 27560

Adam Golden PHONE: 919. 354. 3680



NORTHWOOD RAVIN

HILLMONT
CONDITIONAL ZONING PI
STANCELL DRIVE
CHAPEL HILL, NORTH CAROLINA 2:



REVISIONS

1 06.07.2023 REVISED PER 1ST C2P COMMENT 2 08.04.2023 REVISED PER 2ND C2P COMMENT 3 09.05.2023 REVISED PER 3RD CZP COMMENT:

PLAN INFORMATION

FILENAME RAV21002-OAS1 CHECKED BY DRAWN BY WHM/LIL SCALE 1" = 80" 03. 23. 2023

SHEET

OVERALL SITE PLAN

Staff Recommendation

- Requested modification is in alignment with Complete Community goals and the Comprehensive Plan
- Recommend that Council consider the modification request, subject to conditions of Ordinance A



Project Summary: Existing Approvals

- Ordinance approved on November
 15, 2023 allows up to 500 units
- Minimum 10 percent of units affordable, 50 percent for households earning up to 60 percent of Area Median Income (AMI), 50 percent for households earning up to 80 percent of AMI.
- Zoning Compliance Permit issued August 22, 2025 requires 43 affordable units.



Project Summary: Proposed Modification

- Request to modify existing CZD to amend the Affordable Housing Plan
- New \$1.15 million voluntary contribution to the Affordable Housing Funding Program
- Change the number of affordable units to a minimum of 20 units
- All other conditions of approval unchanged
- If Council denies this request, the existing approval remains in effect

Planning Commission Review

- ✓ Consistent with Comprehensive Plan
- No recommendation, transmitted comments

Procedures

- Open the Hearing
- Receive public comment
- Provide feedback to the applicant
- Continue the Hearing to November 19, 2025

