

Conditional Zoning: 860 Weaver Dairy Rd (CZD-24-8)

Town Council Meeting
February 25, 2026



TOWN OF
**CHAPEL
HILL**



I-40

Weaver Dairy Road

Staff Findings & Recommendation

- Project is aligned with Complete Community goals and the Comprehensive Plan
- Modification to Regulations serve public purposes to an equal or greater degree
- **Recommend that Council approve the project, subject to conditions of O-6**

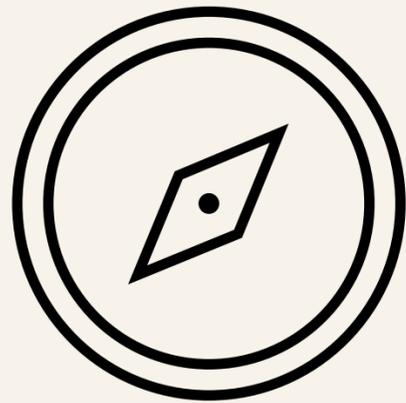
Project Summary

- Request to rezone from Residential-3 and Mixed-Use Office/Institutional 1 to Mixed-Use Village CZD
- Multifamily, townhomes, and standalone commercial
- 350 – 575 multifamily units
- 100 – 135 townhomes
- 10% of multifamily and 15% of townhomes will be affordable
- Commercial development to proceed over time and will not need additional Council approval

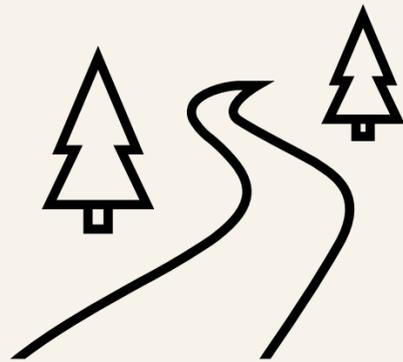
Project Summary (Updates)

- Applicant completed downstream impact analysis, which demonstrated no negative impacts to downstream properties.
- Applicant conducted a tree survey and committed to tree protection along eastern property line.
- Conditional zoning ordinance updated to allow flexibility to relocate Weaver Dairy Road entrance.

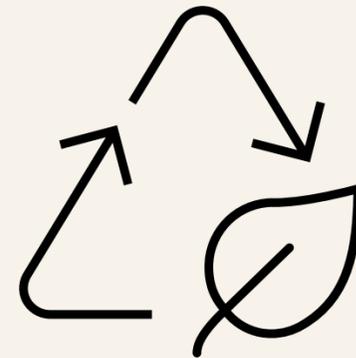
Complete Community Goals



**Plan for the Future
Strategically**



**Expand
Greenways**



**Be Green &
Sustainable**



**Excellence in the
Public Realm**

Complete Community Alignment

- ✓ Project is located surrounded by existing development, is located near the MLK Jr. Blvd corridor, and will support a planned greenway corridor
- ✓ Project is consistent with the Future Land Use Map
- ✓ Reserves space for future commercial development
- ✓ Project will expand a greenway corridor parallel to Weaver Dairy Road
- ✓ Project retains significant portions of existing tree canopy and does not impact sensitive environmental areas
- ✓ Project makes meaningful use of a highly constrained site.

Recommendation

- Close the Hearing
- Consider Resolution of Reasonableness and Consistency (R-2)
- Consider Ordinance Approving the Conditional Zoning (O-6)