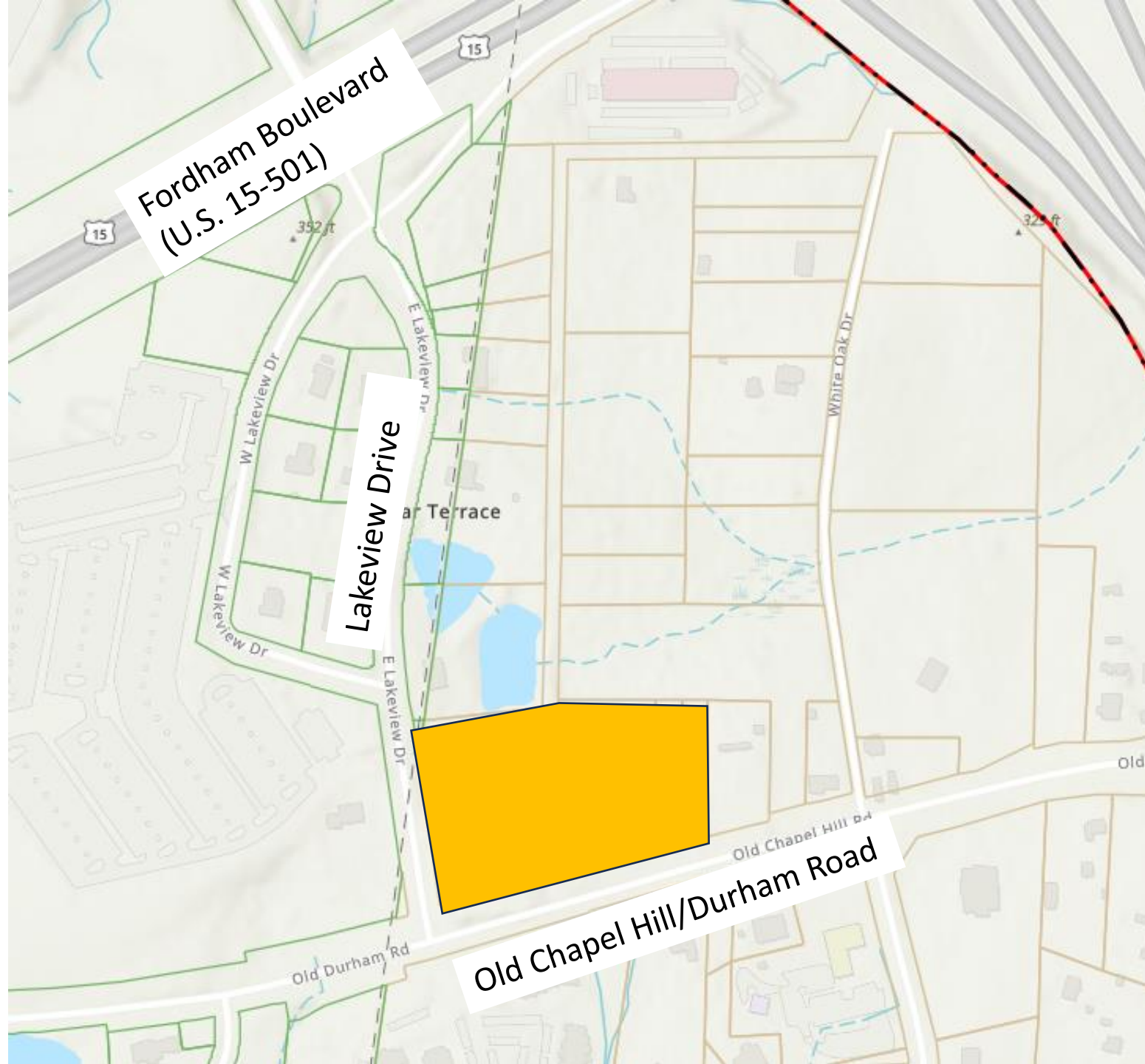


Conditional Zoning: 5640 Old Chapel Hill Road (CZD-24-7)



**Town Council Meeting
September 24, 2025**

DRAFT



Fordham Boulevard
(U.S. 15-501)

Lakeview Drive

Old Chapel Hill/Durham Road

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Parkline East Village: Update 04/25

Framework Diagram



- Pedestrian Connection – Primary/Greenway (Proposed)
- Pedestrian Connection – Primary/Greenway (Approved or Existing)
- Pedestrian Connection – Secondary (Proposed)
- Courtyard, Park, Greenway, Stormwater, RCD, etc.
- Possible Community Gathering Space
- Proposed Build-To Edge
- Existing Bus Stop
- Proposed Multifamily Building
- Approved Multifamily Building
- Proposed Townhome Building
- Approved Townhome Building
- Proposed Parking Garage



04-25

The Development Framework is envisioned as a general indicator for placement and connectivity, keeping in mind the need for a degree of flexibility in final outcomes. The exact arrangement of buildings, streets, and open spaces will be determined as projects move forward, and more detailed architectural and engineering design is accomplished



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Staff Recommendation

- Alignment with Complete Community goals and the Comprehensive Plan
- Modification to Regulations serve public purposes to an equal or greater degree
- Recommend that Council consider approving the project, subject to the conditions of Ordinance A

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Project Summary

Request to rezone from R-1 to R-6-CZD

- Up to 76 units of townhomes/stacked townhomes
- Connections to adjacent development proposals
- Located in North US 15-501 Focus Area

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About Conditional Zoning

- Conditional Zoning allows for site-specific standards
- The requested zoning district accommodates the land uses and development scale proposed
- Applicant may request modifications to LUMO standards

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Complete Community Considerations

- ✓ Direct growth to greenways, transit corridors, and infill sites
- ✓ Plan for the future strategically
- ✓ Expand and deliver new greenways for everyday life
- ✓ Be green and provide housing
- ✓ Plan for excellence in the public realm and placemaking

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Planning Commission Review

- ✓ Consistent with Comprehensive Plan
- ✓ Recommendation to Approve without tree cover modification

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Procedures

- Open the Hearing
- Receive public comment
- Provide feedback to the applicant
- Continue the Hearing to October 8, 2025

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