

# **Conditional Zoning: 115 Chapel Point Road (CZD-25-3)**



**Town Council Meeting  
September 24, 2025**

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I-40

Carraway Village

Eubanks Road

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# Staff Recommendation

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- Alignment 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 Ordinance A

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## **Project Summary**

- Request to rezone from CC-CZD and OI-1-CZD to Residential-6-CZD
- Multifamily residential development of up to 170 units
- Three-story apartment and townhouse units
- 10 percent of market rate units will be affordable
- Affordable units located in apartment buildings

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## **Procedural Context**

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

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# Complete Community Considerations

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- ✓ 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

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- ✓ Consistent with Comprehensive Plan
- ✓ Recommendation to Approve

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# Procedures

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- Open the Hearing
- Receive and provide comment
- Continue the Hearing to October 22, 2025

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