

Conditional Zoning: 11 White Oak Drive (CZD-24-6)



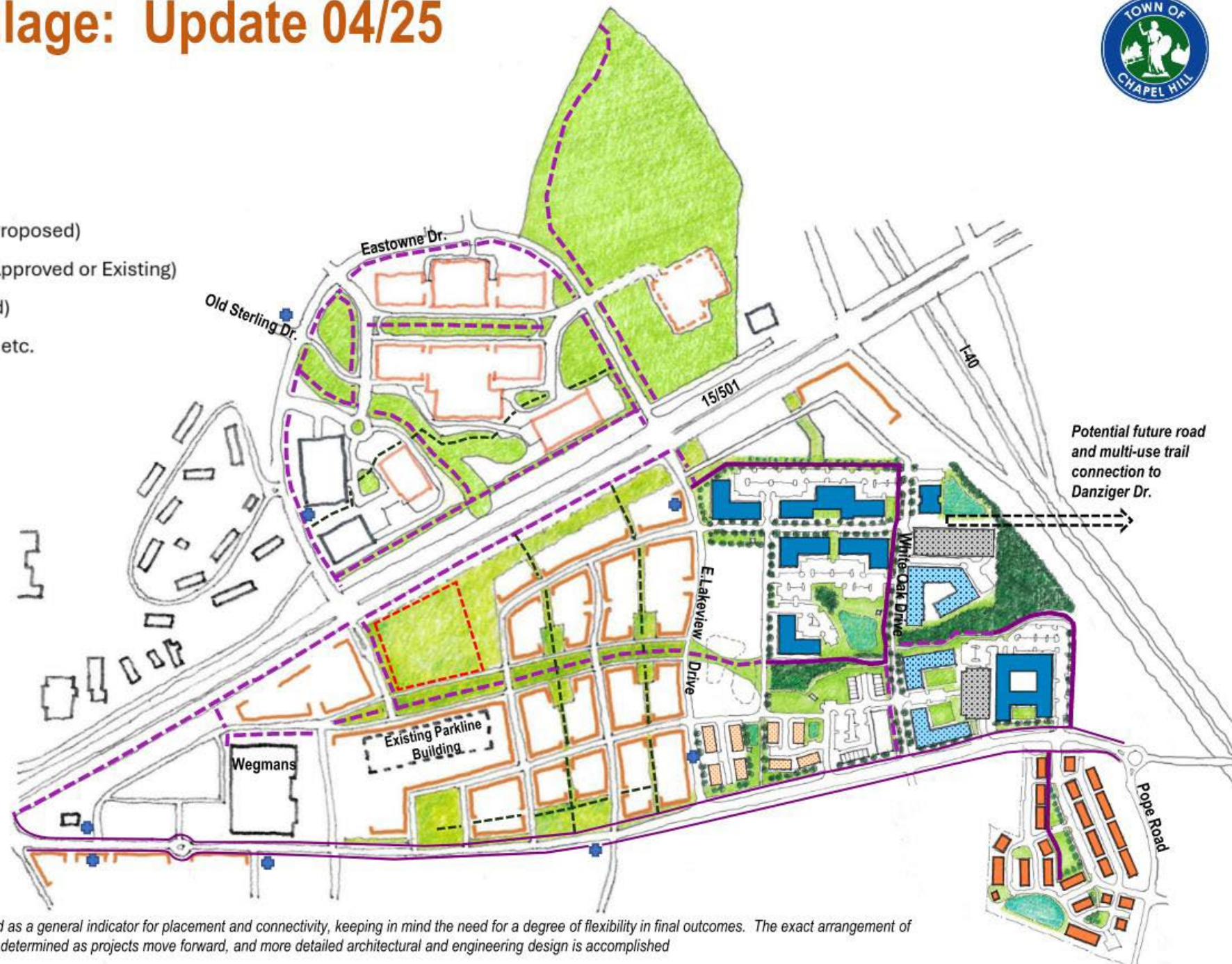
**Town Council Meeting
May 21, 2025**

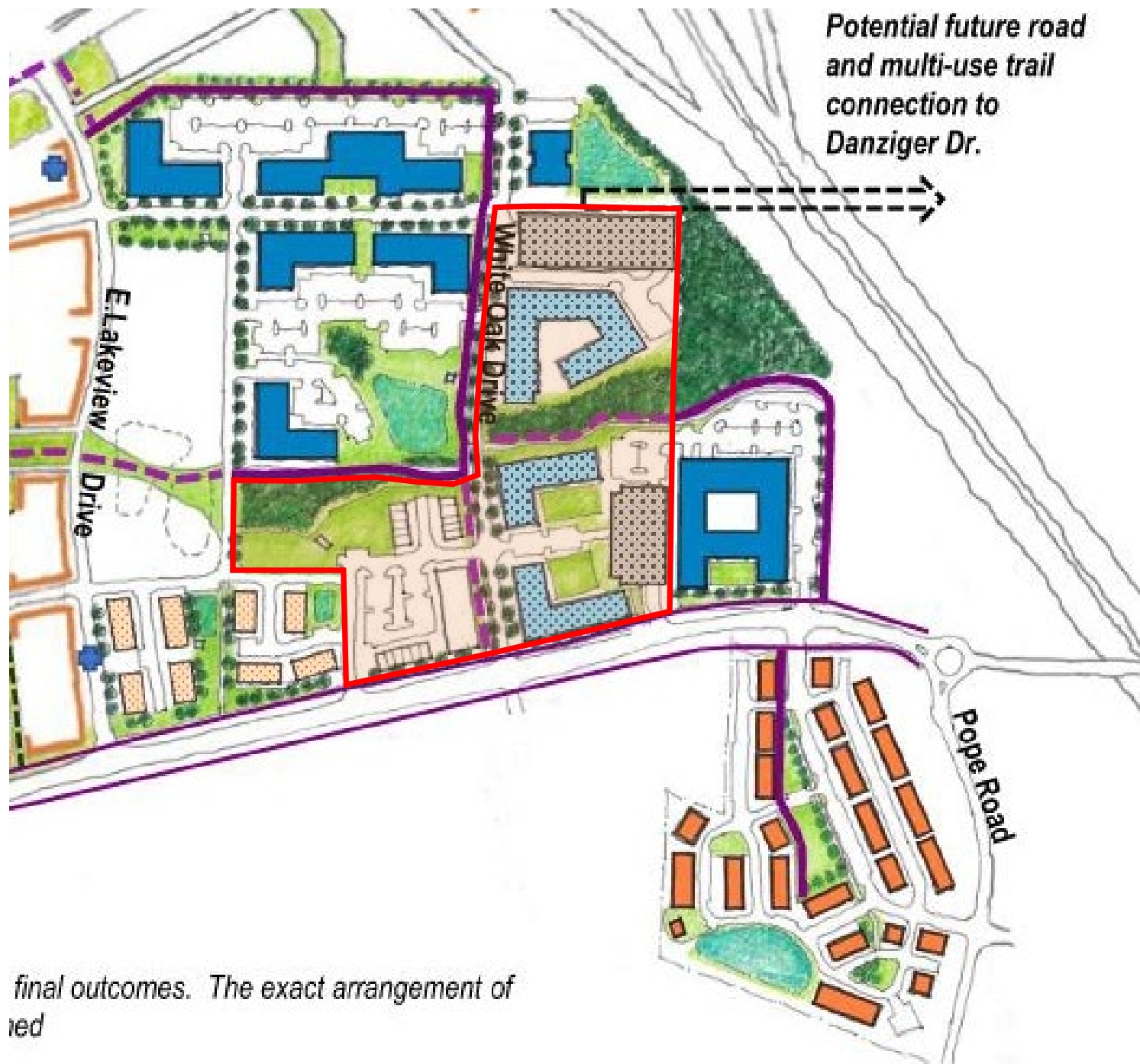
Parkline East Village: Update 04/25

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





final outcomes. The exact arrangement of red

Staff Recommendation

- **Recommend that Council approve the application with a 30-foot right-of-way dedication for a future regional multimodal connection**
- Alignment with Complete Community goals and the Comprehensive Plan
- Modification to Regulations serve public purposes to an equal or greater degree



Fordham Blvd

Lakeview Drive

Old Chapel Hill Road

Danziger Drive

I-40



Extending Danziger Drive could...

- Improve bike/pedestrian access
- Provide a direct connection for transit
- Provide an alternate route for local traffic
- Improve access to services and amenities

With the right-of-way dedication, Town staff would submit the Danziger Drive extension to the upcoming NCDOT SPOT prioritization process for state funding.

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

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

Planning Commission Review

- ✓ Consistent with Comprehensive Plan
- ✓ Recommendation to Approve without right-of-way dedication

Procedures

- Open the Hearing
- Receive public comment
- Provide feedback to the applicant
- Continue the hearing to June 18, 2025