

AGENDA ITEM EXECUTIVE SUMMARY

ITEM TITLE

Close the Hearing for the Conditional Zoning Application at 200 South Elliott Road

RESPONSIBLE STAFF, TITLE, DEPARTMENT

Josh Mayo, Planner II, Planning Department

STAFF RECOMMENDATION

Close the Legislative Hearing for the Conditional Zoning Application at 200 South Elliott Road. Consider Resolution A: Consistency and Reasonableness and Ordinance A: Approving the Application.

PROCEDURAL CONTEXT

The Land Use Management Ordinance, Town Code Appendix A Section 4.4 requires applicants to seek Council approval of any proposed zoning map amendment.

BACKGROUND AND CONTEXT

The applicant proposes 330-335 multifamily units with a ground floor retail component in a five-story building. Please see the Staff Report for more information.

TRADEOFFS, ALTERNATIVES, IMPACTS

Staff have reviewed the requested modification to regulations and find that the public purpose is served to an equivalent or greater degree. Please see the Staff Report for an analysis of Inclusionary Zoning and the Connected Roads Plan.

COMPLETE COMMUNITY CONNECTION

The property is an infill and redevelopment site served by existing infrastructure. It is located near proposed greenways and similarly dense development. For more analysis of Complete Community considerations, please see the Staff Report.

COMMUNITY ENGAGEMENT

Staff have provided mailed notice to neighbors and other notifications according to LUMO requirements. A public information meeting was held on October 8, 2024. Staff have not received significant numbers of phone calls or emails regarding the project. Please see the Staff Report for more information.

ATTACHMENTS

Ordinance and Resolutions

- Resolution A – Consistency and Reasonableness
- Ordinance A – Approving the Application
- Resolution B – Denying the Application

Applicant Materials

- Applicant's Draft Presentation
- District Specific Plan
- [Link to Materials from the January 15, 2025 Hearing](#)¹

Staff and Advisory Board Materials

- Staff Report
- Draft Staff Presentation

¹ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=7084792&GUID=F062B52D-B427-4EE8-A04E-F7B0C4A899F2>