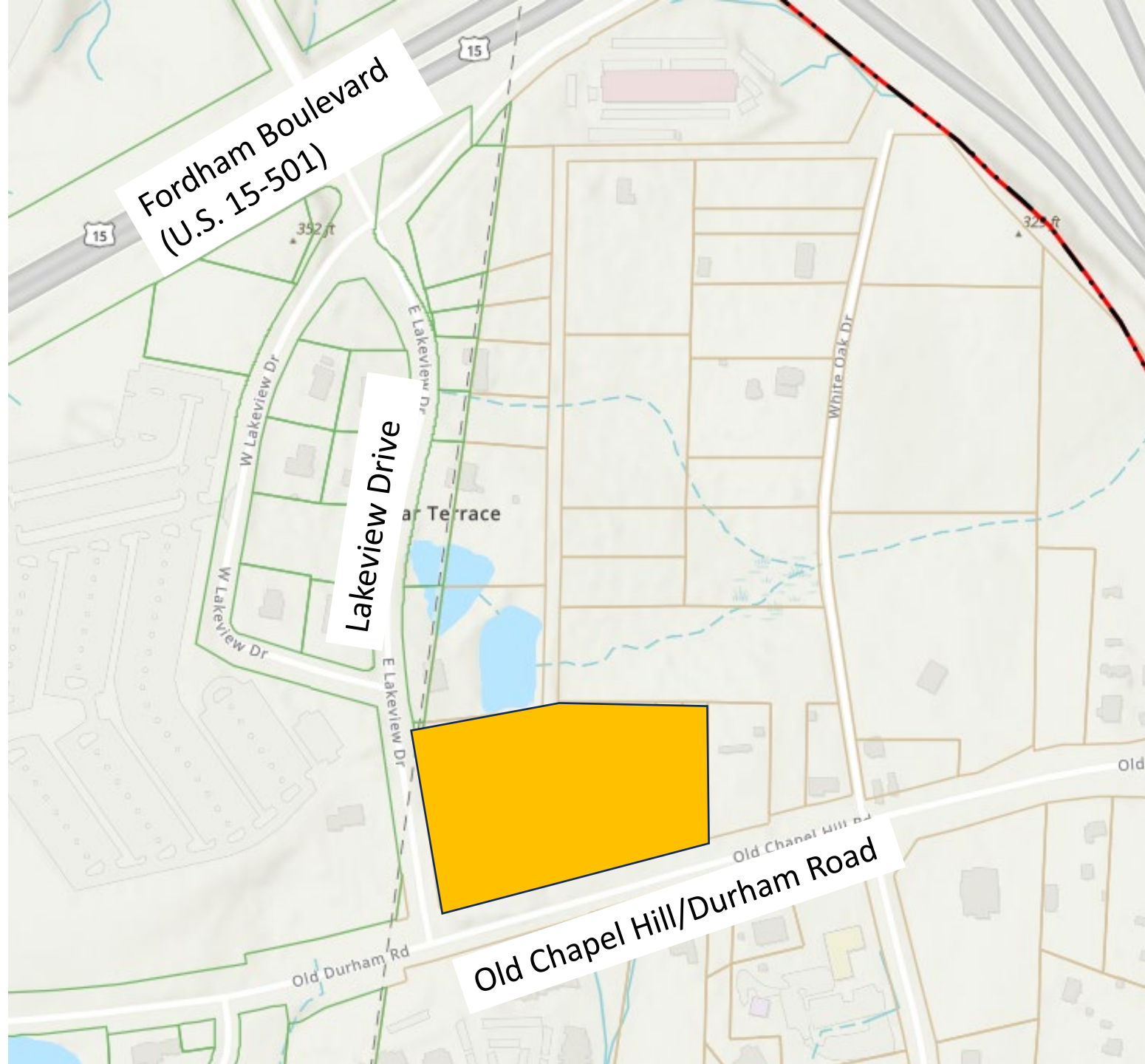


Conditional Zoning: 5640 Old Chapel Hill Road (CZD-24-7)



**Town Council Meeting
September 24, 2025**



Fordham Boulevard
(U.S. 15-501)

Lakeview Drive

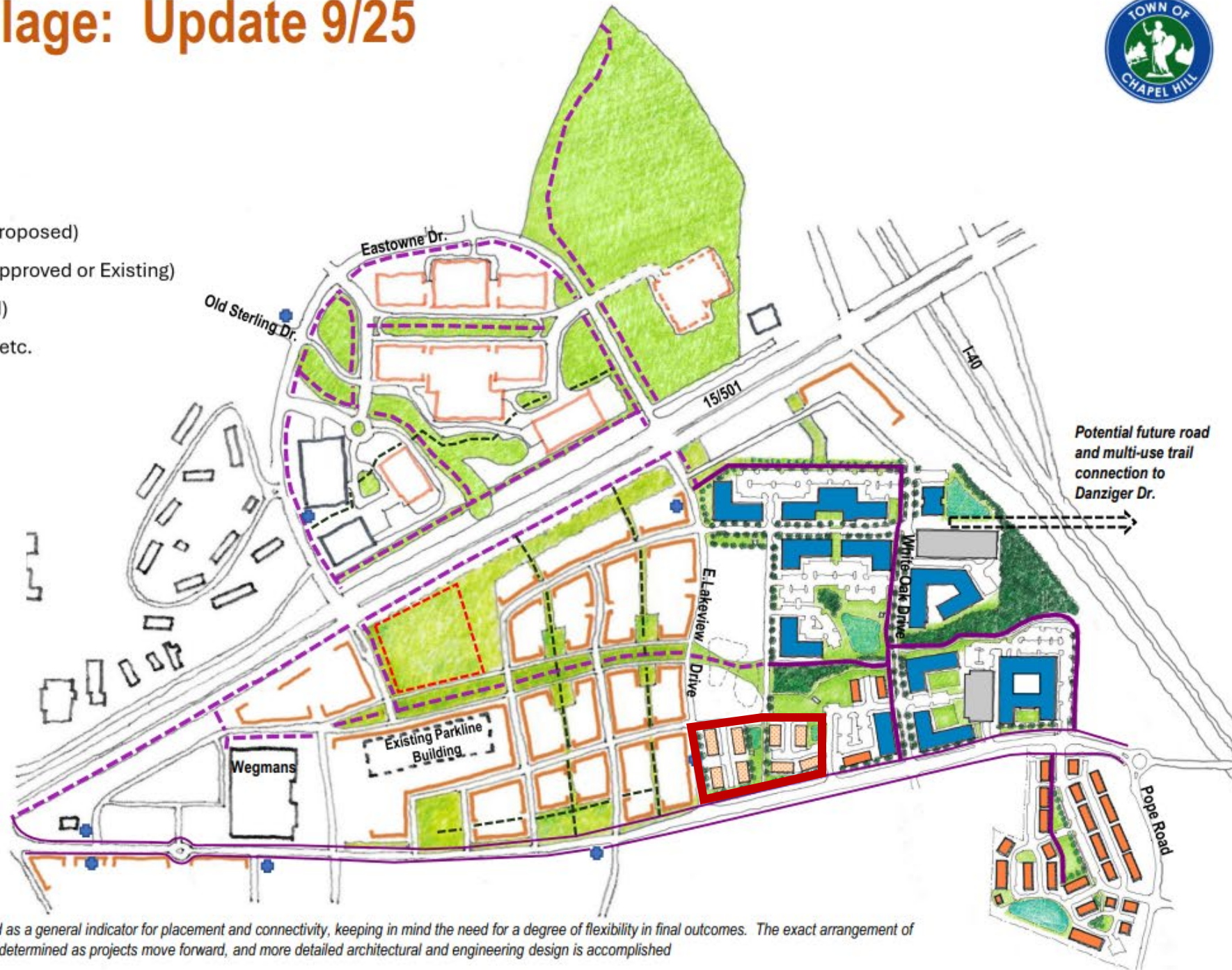
Old Chapel Hill/Durham Road

Parkline East Village: Update 9/25

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
- Approved Parking Garage





Project Summary

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

- Up to 76 units of townhomes/stacked townhomes
- 15% affordable with half at 65% AMI and half at 80% AMI
- Connections to adjacent development proposals
- Located in North US 15-501 Focus Area

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

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 tree cover modification

Procedures

- Open the Hearing
- Receive public comment
- Provide feedback to the applicant
- Continue the Hearing to November 12, 2025