



## **11 White Oak Drive** - Conditional Zoning

**Staff:** Britany Waddell, Judy Johnson, Corey Liles, Katherine Shor, Charnika Harrell

**Meeting Date:** June 18, 2025

### **Manager Recommendation**

<input checked="" type="checkbox"/>	The Town Manager recommends <b>approval of the project</b> and <b>approval of all requested modifications to regulations</b> , subject to the conditions in Ordinance A.
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### **Updates since the May 21, 2025 Legislative Hearing**

1. Most councilmembers preferred to not ask the applicant to dedicate 30 feet of right-of-way along the northern property line. Staff removed all conditions related to the right-of-way dedication from the ordinance.
2. The applicant has provided the following responses to comments heard during the hearing:
  - a) Building 1 Massing  
The applicant has met with Brian Peterson to discuss ways to respond to comments about Building 1's massing. The applicant proposes to create at least two distinct architectural segments on the side of Building 1 facing Old Chapel Hill Road, with no segment being longer than 150 feet. The applicant also proposes to use a flat roof and reduce the story height on parts of the street-facing side of Building 1. See Condition 5 in Ordinance A. The applicant will provide more details in their presentation.
  - b) Affordable Housing Plan  
The applicant continues to be committed to providing 10 percent at 80 percent area median income (AMI).
  - c) Tree Canopy Coverage  
The applicant continues to be committed to meeting the 30 percent requirement.
  - d) Climate Action Commitments  
The applicant has committed to providing access to outlets for e-bikes for at least 15 percent of bicycle parking spaces.

### **Project Overview**

- McAdams, on behalf of ZOM Living (Developer), John and Ann McKee (Owner), Arshad Mahmood (Owner), and Michele Hodgson (Owner), requests to rezone a 13-acre assemblage of parcels from Residential-1 (R-1) to Residential-6-Conditional Zoning District (R-6-CZD).
- The site is located at the intersection of White Oak Drive and Old Chapel Hill Road, in Durham County.

- The proposed residential development consists of between 380-400 multifamily rental units in apartment buildings and townhouses.
- Proposed building heights are three- to six-story multifamily buildings and three-story townhouses.
- The applicant proposes a minimum of 10 percent of market-rate units will be affordable at 80 percent Area Median Income (AMI) with a proportional mix of unit types.

**Summary of Comprehensive Plan Consistency**

Viewed through the holistic lens of the [Complete Community Strategy](#), this project **meets** the Town’s strategy for growth. No single issue raised below should be considered in isolation.

Consistent    
 ~ Somewhat Consistent    
  Not Consistent    
 N/A Not Applicable

<input checked="" type="checkbox"/>	<b>Chapel Hill will direct growth to greenways, transit corridors, large infill sites with existing infrastructure, and smaller infill sites.</b>	
	<ul style="list-style-type: none"> <li>• The project is an infill site, adjacent to developed land, served by existing infrastructure, and near planned greenways.</li> </ul>	
<input checked="" type="checkbox"/>	<b>Goal 1: Plan for the Future Strategically</b>	Associated Comp. Plan Elements: <ul style="list-style-type: none"> <li>• <a href="#">Future Land Use Map</a></li> <li>• <a href="#">Shaping Our Future</a></li> </ul>
	<ul style="list-style-type: none"> <li>• The project is in Sub-Area A of the North 15-501 Corridor Focus Area.</li> <li>• The applicant proposes multifamily residential as called for in the Future Land Use Map (FLUM).</li> <li>• The project includes affordable housing.</li> <li>• The site is part of the Parkline East planning effort which focuses on placemaking and interconnections between multiple proposed projects in the area.</li> <li>• The proposal maximizes density and reduces surface parking area, while preserving the stream buffer.</li> </ul>	
<input checked="" type="checkbox"/>	<b>Goal 2: Expand and Deliver New Greenways for Everyday Life</b>	Associated Comp. Plan Elements: <ul style="list-style-type: none"> <li>• <a href="#">Mobility &amp; Connectivity Plan</a></li> <li>• <a href="#">Connected Roads Plan</a></li> </ul>
	<ul style="list-style-type: none"> <li>• Multiple greenways and multiuse paths are anticipated for this area. This project proposes a multiuse path along the stream through the center of the site that will connect to a pedestrian network proposed on the Meridian Lakeview project. The developer has agreed to provide a public access easement for parts of the multiuse path that are outside public right-of-way but connect to a pedestrian network. The project also continues the sidewalk and multiuse path along White Oak Drive.</li> <li>• The developer proposes to build a road through Block C, illustrated on the district-specific plan, to connect to future development. The developer also proposes to improve Cowan Boulevard along the site’s frontage.</li> <li>• The developer will construct transit stop improvements or provide a payment-in-lieu as conditioned in Ordinance A.</li> <li>• The nearest existing transit stop is located less than 0.25 miles from the site, at the intersection of Old Durham Road and Lakeview Drive.</li> </ul>	

	<b>Goal 3: Be Green and Provide Housing</b>	Associated Comp. Plan Elements: <ul style="list-style-type: none"><li><a href="#">Climate Action &amp; Response Plan</a></li></ul>
<ul style="list-style-type: none"><li>The project provides up to 400 dwelling units that contribute to the dense, walkable development pattern called for in the Climate Action and Response Plan.</li><li>The project is designed to accommodate runoff from 100-year storm events.</li><li>The developer commits to a design that staff estimate will be 7.5 percent better energy performance than building code, which is less than Council’s goal of 40 percent better. Staff recommend the developer commit to EnergyStar Multifamily Construction v1.1 performance, which will yield a 15-20 percent better energy performance than building code.</li><li>The developer commits to providing EV charging spaces and EV-capable spaces.</li></ul>		
	<b>Goal 4: Plan for Excellence in the Public Realm and Placemaking</b>	
<ul style="list-style-type: none"><li>The applicant has worked with the Town’s Urban Designer. Please see the Urban Design Assessment of the project.</li><li>Condition 4 of Ordinance A limits building height along Old Chapel Hill Road, which is consistent with the FLUM Transition Area.</li></ul>		

***Public Engagement***

Engagement related to this project included one virtual public information meeting held on October 21, 2024. Staff mailed postcards with information about this meeting to property owners and occupants within 1,000 feet of the site. Council opened a public hearing for this item on May 21, 2025.

*Project Location*

