

Conditional Zoning: 1165 Weaver Dairy Rd (CZD-25-5)

Town Council Meeting
February 25, 2026

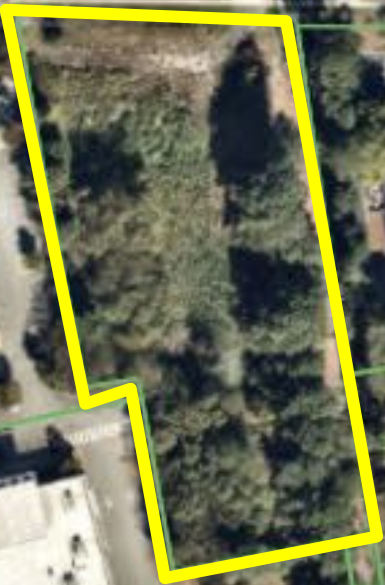


TOWN OF
**CHAPEL
HILL**

Martin Luther King Jr. Blvd

Weaver Dairy Road

Sparrow Street



Staff Findings & 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 approve the project, subject to conditions of Ordinance A

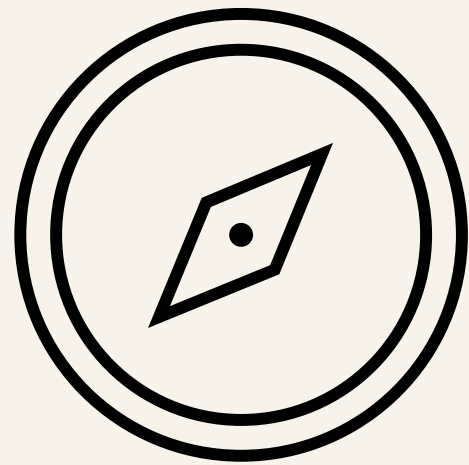
Project Summary

- Request to rezone from OI-3-CZD to MU-V-CZD
- 4 – 12 dwelling units, plus a non-residential use, in two buildings
- Up to 104,000 square feet allowed, 19,000 square feet initially proposed
- Uses may share parking and refuse facilities
- No affordable rental units offered, will follow Inclusionary Zoning if units are for-sale

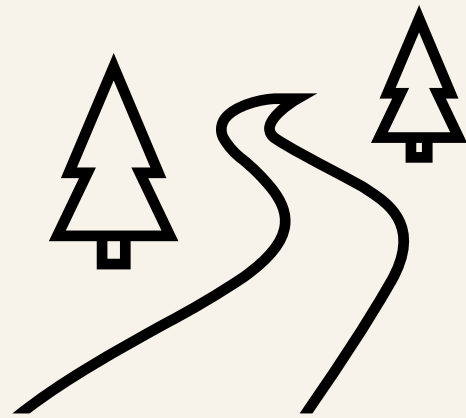
Legislative Context

- 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

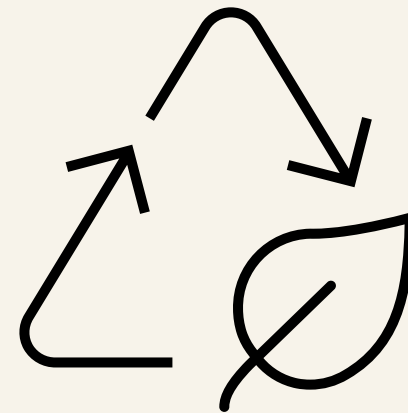
Complete Community Goals



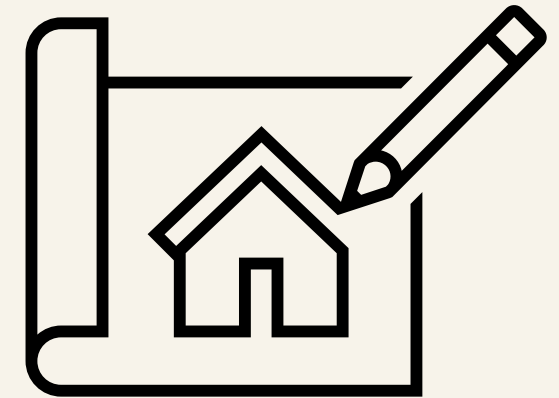
**Plan for the Future
Strategically**



**Expand
Greenways**



**Be Green &
Sustainable**



**Excellence in the
Public Realm**

Complete Community Alignment

- ✓ Consistent with the Future Land Use Map
- ✓ Infill redevelopment on a high frequency transit corridor
- ✓ Mix of residential and commercial uses
- ✓ Makes meaningful use of a constrained site
- ✓ Activates streetscape with buffer reduction, plus some canopy and understory trees for shade
- ✓ Shared parking and pedestrian connections within site
- ✓ Minimal influence on natural features

**Planning
Commission
Review**

- ✓ Consistent with Comprehensive Plan
- ✓ Recommendation to Approve, subject to consideration of the Commission's recommendations

Recommendation

- Open the Hearing
- Receive and provide comment
- Close the Hearing
- Consider Resolution of Reasonableness and Consistency with the Comprehensive Plan (R-3)
- Consider Ordinance approving the Conditional Zoning (O-7)