

# **Conditional Zoning: 200 South Elliott Road (CZD-24-4)**



**Town Council Meeting  
February 12, 2025**

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## **Procedural Context**

### Conditional Rezoning Hearing

- Opened on January 15th, 2025
- Continued to February 12th, 2025

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Franklin Street

Chapel Hill  
Fire Station 3

Village Plaza

Blue Hill  
District

Fordham Blvd

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# Recommendations

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Manager recommends approval of the  
Conditional Zoning

Planning Commission recommends approval of  
the Conditional Zoning

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# Procedures

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- Close the Legislative Hearing
- Consider Resolution A: Consistency and Reasonableness
- Consider Ordinance A: Approving the Application

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# Complete Community Considerations

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- ✓ 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

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# Complete Community Considerations

## Goal 1 – Plan for the Future Strategically

- The project is a large infill site located in the Blue Hill District, with nearby transit and greenway connections. The project is located in the North 15-501 Corridor Focus Area of the Future Land Use Map.
- The Future Land Use Map calls for an activated street frontage along Elliott Road, with heights at six stories, and Multifamily, Shops & Offices as a primary use.
- This project will provide a mix of housing and commercial space.

## Goal 2 – Expand and Deliver New Greenways for Everyday Life

- The project is located near the existing Booker Creek Greenway and the proposed greenways along Fordham Boulevard and Franklin Street.
- The project includes the construction of a multi-use path connection through the site.
- The project is well served by existing sidewalks and nearby bus stops.
- The project includes streetscape improvements along Elliott Road and a payment-in-lieu for improving nearby bus stops.
- The project does not meet the intent of the Connected Roads Plan, as it does not include a vehicular connection between Couch Road and Elliott Road.



# Complete Community Considerations

## Goal 3 – Be Green and Provide Housing

- This project contributes to the dense, walkable development pattern called for in the Climate Action and Response Plan.
- The project includes commitments on energy efficiency, EV charging, and a climate action plan.

## Goal 4 – Holistic Planning

- The urban designer's assessment has been provided to Council.

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