

Conditional Zoning: 115 Chapel Point Road (CZD-25-3)



**Town Council Meeting
September 24, 2025**



I-40

Carraway Village

Eubanks Road

N

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 conditions of Ordinance A

Project Summary

- Request to rezone from CC-CZD and OI-1-CZD to Residential-6-CZD
- Multifamily residential development of up to 170 units
- Three-story apartment and townhouse-style units
- 10 percent of the number of market rate units will be affordable
- Affordable units located in apartment buildings

Procedural 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 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

Procedures

- Open the Hearing
- Receive and provide comment
- Continue the Hearing to October 22, 2025