

# **Conditional Zoning: 11 White Oak Drive (CZD-24-6)**



**Town Council Meeting  
June 18, 2025**

# Town Manager Recommendation

---

- **Recommend that Council approve the project, subject to conditions of Ordinance A (O-4)**
- Alignment with Complete Community goals and the Comprehensive Plan
- Modification to Regulations serve public purposes to an equal or greater degree

## **Project Summary**

- Request to rezone from Residential-1 to Residential-6-CZD
- Multifamily residential in apartment buildings and townhouses
- Up to 400 units
- 10% of units will be affordable at 80% AMI

# Updates since the May 21, 2025 Hearing

---

- Applicant has committed to improving Building 1's massing
- Applicant has committed to providing 15% of bike spaces access to outlets
- Applicant continues to be committed to providing 10% of affordable units at 80% AMI
- Applicant continues to be committed to meeting 30% tree canopy coverage requirement

# 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

# Procedures

---

- Close the Hearing
- Consider Resolution of Reasonableness and Consistency with the Comprehensive Plan (R-8)
- Consider Ordinance approving the Conditional Zoning (O-4)