

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



**Town Council Meeting  
June 18, 2025**

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# Town Manager Recommendation

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- 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

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## **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

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# Updates since the May 21, 2025 Hearing

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- 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

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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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# Procedures

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

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