



146 Stancell Drive - Conditional Zoning Modification

Staff: Britany Waddell, Corey Liles, Katherine Shor, Anna Scott Myers

Meeting Date: October 21, 2025

Project Overview

- Northwood Ravin, on behalf of the property owner, requests a modification to the Conditional Zoning Ordinance for a 35.54-acre property located at 146 Stancell Drive, known as "Hillmont".
- The Town Council approved the Conditional Zoning Ordinance at their meeting on November 15, 2023 (2023-11-15/O-4)
- The applicant requests a modification to conditions #5 and #6 to change the number of affordable units from 10 percent of the market rate units to a minimum of 20 units.
- The applicant also proposes a one-time payment of \$1.15 million to the Town's Affordable Housing Funding Program.
- Staff issued two Zoning Compliance Permits for the project. The project is currently being constructed.
- A change in a condition of Council approval constitutes a major modification and requires Council approval.

Staff Recommendation & Analysis

☒	Staff recommend that Council consider the requested modification , with the conditions of the approval of the original Conditional Zoning District remaining in effect.
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Summary of Comprehensive Plan Consistency

Viewed through the holistic lens of the Complete Community Strategy , this project meets the Town's strategy for growth. No single issue raised below should be considered in isolation.	
☒ Consistent	☐ Somewhat Consistent ☒ Not Consistent N/A Not Applicable

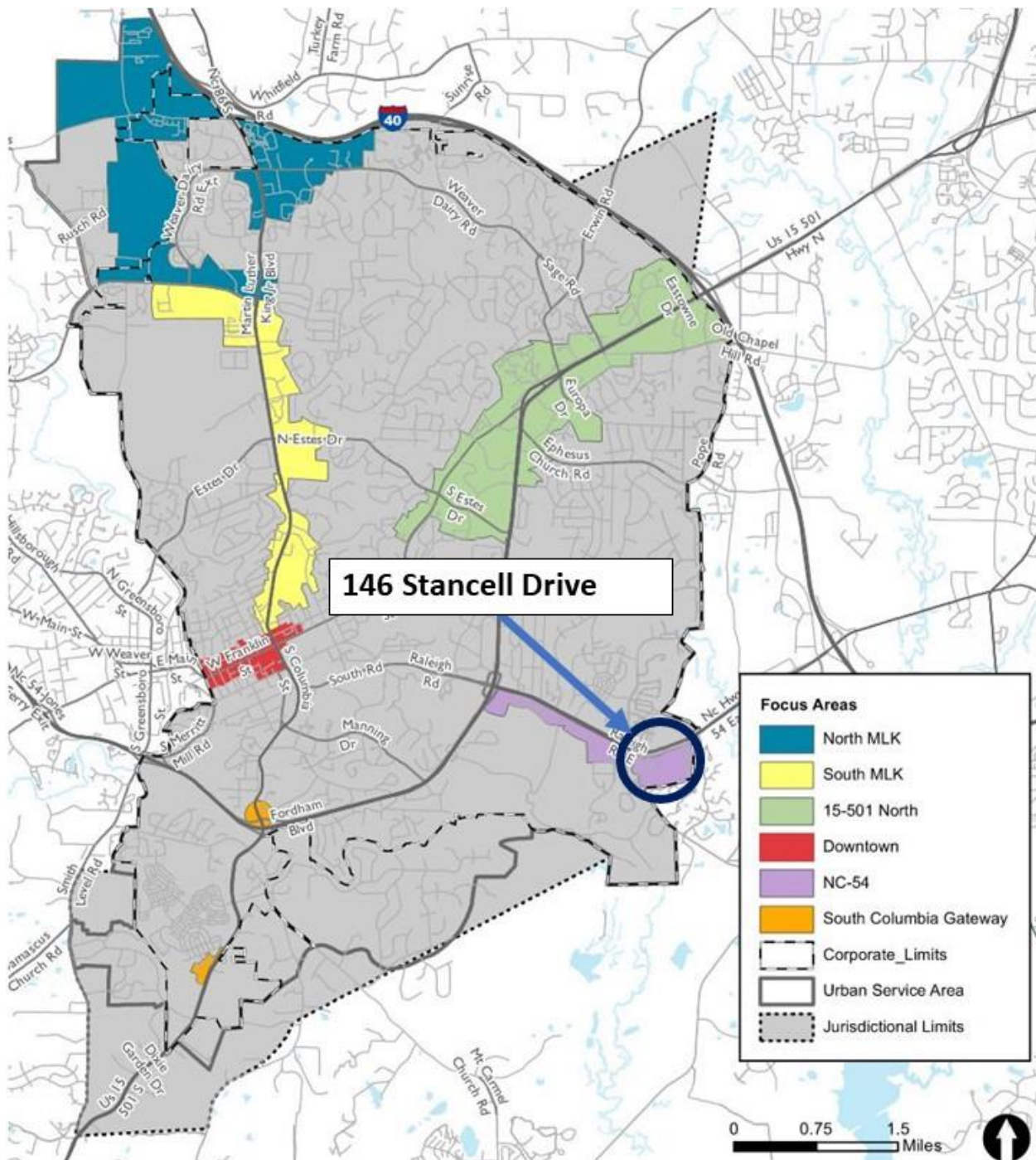
N/A	Chapel Hill will direct growth to <u>greenways, transit corridors, large infill sites with existing infrastructure, and smaller infill sites.</u>	
	The requested modification does not change staff's assessment of comprehensive plan consistency for this element.	
☒	Goal 1: Plan for the Future Strategically	Associated Comp. Plan Elements: • Future Land Use Map • Shaping Our Future
	The requested modification would set a minimum number of affordable housing units on-site and offers a voluntary contribution that was not a condition of the initial Council approval.	
	The proposed condition includes on-site affordable units and funds for the Town's Affordable Housing Funding Program (AHFP). The AHFP supports the creation and preservation of affordable housing for low- and moderate-income households in	

Chapel Hill. It is up to the Town to determine how to allocate that funding, and any allocation over \$100,000 requires Council approval.		
N/A	Goal 2: Expand and Deliver New Greenways for Everyday Life	Associated Comp. Plan Elements: • Mobility & Connectivity Plan • Connected Roads Plan
The requested modification does not change staff's assessment of comprehensive plan consistency for this element.		
N/A	Goal 3: Be Green and Provide Housing	Associated Comp. Plan Elements: • Climate Action & Response Plan
The requested modification does not change staff's assessment of comprehensive plan consistency for this element.		
N/A	Goal 4: Plan for Excellence in the Public Realm and Placemaking	
The requested modification does not change staff's assessment of comprehensive plan consistency for this element.		

Public Engagement

Staff will provide mailed notice to neighbors and other notifications according to LUMO requirements.

Project Location



Attachments

Applicant Materials

1. Applicant's Narrative
2. District-Specific Plan (previously approved)

Draft Ordinance and Resolutions

3. Resolution A – Consistency and Reasonableness
4. Ordinance A – Approving the Application