



11 White Oak Drive - Conditional Zoning


Staff: Britany Waddell, Judy Johnson, Corey Liles, Katherine Shor, Charnika Harrell

Meeting Date: May 21, 2025

Project Overview

- McAdams, on behalf of ZOM Living (Developer), John and Ann McKee (Owner), Arshad Mahmood (Owner), and Michele Hodgson (Owner), requests to rezone a 13-acre assemblage of parcels from Residential-1 (R-1) to Residential-6-Conditional Zoning District (R-6-CZD).
- The site is located at the intersection of White Oak Drive and Old Chapel Hill Road, in Durham County.
- The proposed residential development consists of between 350-400 multifamily rental units in apartment buildings and townhouses.
- Proposed building heights are three- to six-story multifamily buildings and three-story townhouses.
- The applicant proposes a minimum of 7 or 10 percent of market-rate units will be affordable at 80 percent Area Median Income (AMI) with a proportional mix of unit types.

Staff Recommendation & Analysis

	Staff recommend approval of this application, and the requested modifications to regulations, with the condition that the developer dedicate 30 feet of right-of-way along the northern property boundary. Staff will ask Council to consider the impacts of this dedication and resolve this issue with the applicant.
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- 1. Right-of-Way Dedication:** Staff recommend approval with 30 feet of right-of-way dedicated to support plans for future regional connectivity. If right-of-way is not dedicated as part of this application, there will be no future opportunities to obtain it voluntarily.

The Metropolitan Transportation Plan and Collector Plan¹ includes an extension of Danziger Drive across Interstate-40. While it is not in the Town's Connected Roads Plan, it was recommended as an integral cross-jurisdictional connection in the 15-501 Corridor Study² and would provide significant community and regional benefits which justifies the requested right-of-way. These benefits include:

- Improving bicycle and pedestrian access: There's no existing sidewalk or bike facilities across I-40 between Chapel Hill and Durham.
- Providing a direct connection for transit: GoTriangle's 400 bus is the main transit connection between Chapel Hill and Downtown Durham.
- Alleviating increasing congestion at the I-40/15-501 interchange.
- Supporting local vehicular trips in a growing area spanning both cities.

¹ <https://www.dchcmpo.org/what-we-do/programs-plans/collector-street-plan/southwest-durham-southeast-chapel-hill>

² <https://www.dchcmpo.org/what-we-do/programs-plans/special-studies/us-15-501-corridor-study-durham-chapel-hill>

Sixty feet of right-of-way is needed for this future connection. The property owner north of this site (Meridian Lakeview) is required to dedicate 30 feet of right-of-way for a Danziger Drive extension as a condition of their Conditional Zoning approval.

The applicant provided information, summarized in the table below, to show how a right-of-way dedication would impact their proposal. A letter detailing their position is included in the attached Project Narrative.

	Without right-of-way dedication	With right-of-way dedication
Total unit count	380-400 units	350-370 units
Affordable units	10% of market-rate units at 80% AMI	7% of market-rate units at 80% AMI
Buffer (northern site boundary of Block A)	Modified 5-foot-wide buffer with modified planting types and counts	No developer-provided buffer along the future right-of-way

The right-of-way dedication could result in less affordable housing and less total housing on this site. Staff support the dedication because of the benefits mentioned above. This connection provides an opportunity for an alternate travel route that would improve access to services, jobs, and other amenities for community members in Chapel Hill.

Staff could support eliminating the required on-site buffer along the future right-of-way in favor of street trees when the future connection is constructed. However, the developer should provide initial plantings along the northern property boundary for this development.

2. Modifications to Regulations: Staff recommend Council approve all requested modifications.

Staff reviewed all requested modifications to regulations and find that the public purpose is served to an equivalent or greater degree. All modifications are shown in draft Ordinance A and the applicant materials.

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



Chapel Hill will direct growth to greenways, transit corridors, large infill sites with existing infrastructure, and smaller infill sites.

- The project is an infill site, adjacent to developed land, served by existing infrastructure, and near planned greenways.

	Goal 1: Plan for the Future Strategically	Associated Comp. Plan Elements: <ul style="list-style-type: none"> • Future Land Use Map • Shaping Our Future
	<ul style="list-style-type: none"> • The project is in Sub-Area A of the North 15-501 Corridor Focus Area. • The applicant proposes multifamily residential as called for in the Future Land Use Map (FLUM). • The project includes affordable housing. • The site is part of the Parkline East planning effort which focuses on placemaking and interconnections between multiple proposed projects in the area. • The proposal maximizes density and reduces surface parking area, while preserving the stream buffer. 	
	Goal 2: Expand and Deliver New Greenways for Everyday Life	Associated Comp. Plan Elements: <ul style="list-style-type: none"> • Mobility & Connectivity Plan • Connected Roads Plan
	<ul style="list-style-type: none"> • Multiple greenways and multiuse paths are anticipated for this area. This project proposes a multiuse path along the stream through the center of the site that will connect to a pedestrian network proposed on the Meridian Lakeview project. The developer has agreed to provide a public access easement for parts of the multiuse path that are outside public right-of-way but connect to a pedestrian network. The project also continues the sidewalk and multiuse path along White Oak Drive. • The developer proposes to build a road through Block C, illustrated on the district-specific plan, to connect to future development. The developer also proposes to improve Cowan Boulevard along the site's frontage. • A dedication of 30 feet of right-of-way along the northern property line will result in a total of 60 feet of right-of-way that allows for construction of a future connection across Interstate-40, called for in a Triangle West Transportation Planning Organization (TWTPO) transportation plan. • The developer will construct transit stop improvements or provide a payment-in-lieu as conditioned in Ordinance A. • The nearest existing transit stop is located less than 0.25 miles from the site, at the intersection of Old Durham Road and Lakeview Drive. 	
	Goal 3: Be Green and Provide Housing	Associated Comp. Plan Elements: <ul style="list-style-type: none"> • Climate Action & Response Plan
	<ul style="list-style-type: none"> • The project provides at least 350 dwelling units that contribute to the dense, walkable development pattern called for in the Climate Action and Response Plan. • The project is designed to accommodate runoff from 100-year storm events. • The developer commits to a design that staff estimate will be 7.5 percent better energy performance than building code, which is less than Council's goal of 40 percent better. Staff recommend the developer commit to EnergyStar Multifamily Construction v1.1 performance, which will yield a 15-20 percent better energy performance than building code. • The developer commits to providing EV charging spaces and EV-capable spaces. 	
	Goal 4: Plan for Excellence in the Public Realm and Placemaking	
	<ul style="list-style-type: none"> • The applicant has worked with the Town's Urban Designer. Please see the Urban Design Assessment of the project. • Condition 4 of Ordinance A limits building height along Old Chapel Hill Road, which is consistent with the FLUM Transition Area. 	

Public Engagement

Engagement related to this project included one virtual public information meeting held on October 21, 2024. Staff mailed postcards with information about this meeting to property owners and occupants within 1,000 feet of the site.

Project Location

