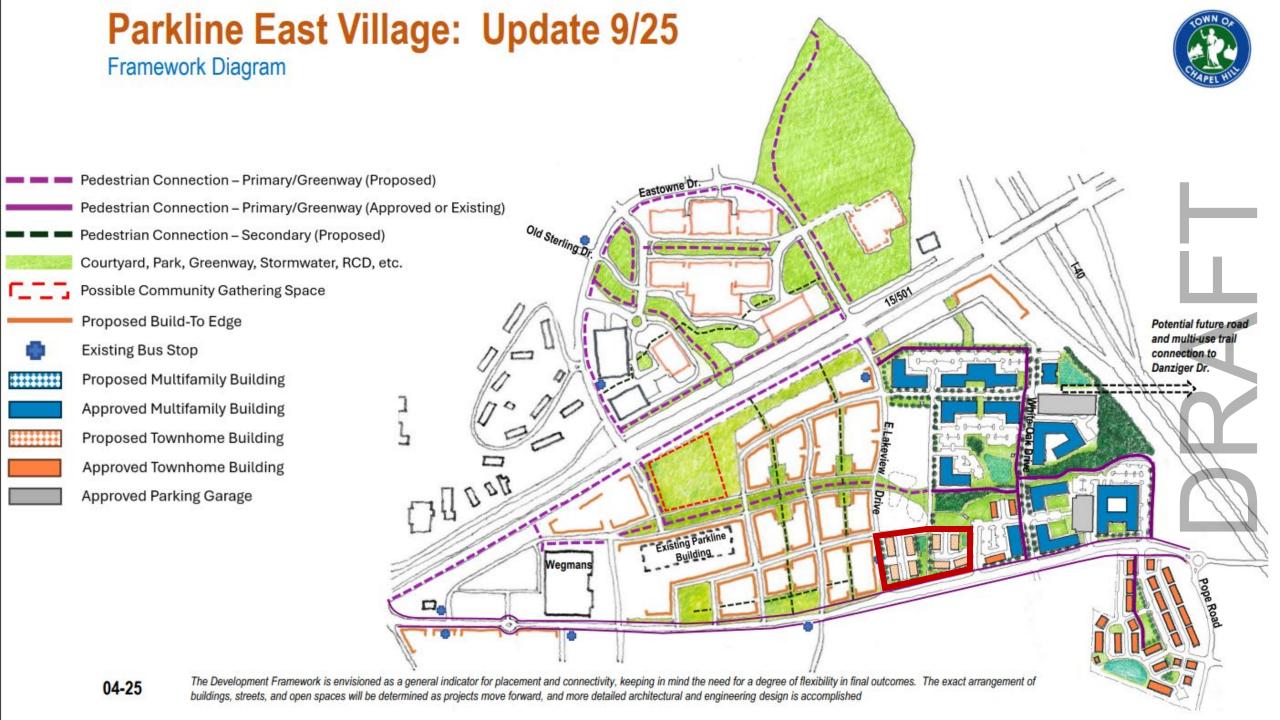
Conditional Zoning: 5640 Old Chapel Hill Road (CZD-24-7)



Town Council Meeting October 22, 2025





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 the conditions of Ordinance A



Project Summary

Request to rezone from R-1 to R-6-CZD

- Up to 76 units of townhomes/stacked townhomes
- 15% affordable with half at 65% AMI
 and half at 80% AMI
- Connections to adjacent development proposals
- Located in North US 15-501 Focus Area

Procedural Context

- Conditional Zoning allows for sitespecific standards
- The requested zoning district accommodates the land uses and development scale proposed
- 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



Procedures

- Receive public comment
- Close the Hearing
- Act on Resolution A: Reasonableness and Consistency
- Act on Ordinance A: Approving the Application