



Staff Recommendation



Staff recommend **approval of the project** and **approval of all requested modifications to regulations**, subject to the conditions in Ordinance A.

Updates Since the September 24, 2025, Legislative Hearing

- **Downstream Stormwater Impacts:** Neighbors and some councilmembers expressed concern about flooding on properties downstream of the project site. In response, the applicant has completed a downstream impact analysis. The analysis finds that, up to the 100-year storm, the proposed development will not negatively impact downstream properties such as the Coventry development or properties along Cedar Hills Drive.
- **Tree Protection:** Neighbors and some councilmembers expressed concern about the potential for the project to harm trees located in the Coventry development to the southeast of the project. In response, the applicant has completed a tree survey along the shared property line with the Coventry development and identified three rare or specimen trees located within the Coventry development and near the property line. The applicant has adjusted their grading plans to minimize impacts to the trees and has agreed to a new condition in Ordinance A that will prevent them from impacting more than 25% of the critical root zones of the trees.
- **Location of Weaver Dairy Site Entrance:** Citing concerns over traffic safety, neighbors of the proposed development have advocated for moving the project’s main entrance on Weaver Dairy Road approximately 150 ft west of its originally proposed location. While NCDOT guidelines for new roadway construction would support the neighbors’ position, NCDOT routinely allows for greater flexibility and more context-based driveway spacing when retrofits to existing roads are being considered.

At this time, neither NCDOT nor Town staff are requiring the developer to relocate the proposed entrance. Town staff find that the originally proposed entrance location supports a more pedestrian-friendly layout within the project site and potentially supports a more bike-friendly layout on Weaver Dairy Road.

Because NCDOT may change its stance upon further review of the project, Town staff have added a condition in Ordinance A that will allow the developer to comply with NCDOT without requiring reapproval from the Town.

Project Overview

- Thomas & Hutton, on behalf of Ting Kuo Shieh (Owner) and Land Planning and Entitlements, LLC (Developer), requests to rezone a 45-acre property from Mixed-Use-Office/Institutional-1(MU-OI-1) and Residential-3 (R-3) to Mixed-Use Village-Conditional Zoning District (MU-V-CZD).

- The site is located between Interstate-40 and Weaver Dairy Road. Adjacent uses include a variety of residential and commercial properties including the Lakeview mobile home community, the Carol Woods retirement community, and the Chapel Hill North apartments and shopping center.
- The applicant proposes 350 – 575 rental multifamily units and 100 – 135 for-sale townhome units. The proposal also includes a central area that is reserved for future development. This conditional zoning approval would allow future development of the central area without additional Council approval.
- The applicant proposes that 10 percent of the multifamily units will be affordable to households earning 80 percent of the Area Median Income (AMI) and that 15 percent of the townhome units will be affordable, split evenly between households earning 80 percent of the AMI and 65 percent of the AMI.

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

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| <input checked="" type="checkbox"/> | Chapel Hill will direct growth to greenways, transit corridors, large infill sites with existing infrastructure, and smaller infill sites. | |
| | <ul style="list-style-type: none"> • The proposed project is located on a large infill site. The western portion of the site is within a 10-minute walk from the “NS” bus route and eastern portion of the site is within a 5-minute walk from the “T” bus route. | |
| <input checked="" type="checkbox"/> | 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 the FLUM’s North MLK Jr Boulevard Focus Area, Sub-Area D. • The project provides higher-density housing options and the potential for future commercial development as called for in the FLUM. • The project includes townhomes in the FLUM-identified Transition Area, which calls for lower building heights to be responsive to surrounding development. | |
| <input checked="" type="checkbox"/> | 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"> • As called for in the the Mobility and Connectivity Plan, the project will include a new greenway extending along the full length of the property and creating the opportunity for a pedestrian connection between Carol Woods and the Chapel Hill North shopping center. The greenway will include a combination of 10-foot wide and 14-foot wide segments. • As called for in the Connected Roads Plan, the project will create a new road running parallel to Weaver Dairy Road. • The project is well-served by existing bus routes (“T” and “NS”) as well as existing sidewalks and bike lanes along Weaver Dairy Road. | |

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|  | Goal 3: Be Green and Provide Housing | Associated Comp. Plan Elements: <ul style="list-style-type: none"> Climate Action & Response Plan Natural Features Model |
| | <ul style="list-style-type: none"> The project supports walkable development patterns as called for in the Climate Action and Response Plan. It places a significant amount of residential density near existing commercial nodes in an area that is well-served by existing bus service, sidewalks, and bike lanes. All townhome garages will be EV-ready and, upon final buildout, at least 5 percent of multifamily parking spaces will be served by EV chargers. The project will be designed to meet National Green Building Standard (NGBS) Silver requirements. The applicant has stated that they cannot meet the Town’s request of achieving NGBS Gold or Emerald due to cost constraints. As discussed in the following section, the project is responsive to the presence of environmental features on the site. | |
|  | Goal 4: Plan for Excellence in the Public Realm and Placemaking | |
| | <ul style="list-style-type: none"> The applicant consulted with the Town Urban Designer throughout the application process to optimize their use of a heavily constrained site. The project places townhome units in a manner that creates meaningful outdoor spaces while avoiding site lines that are dominated by repetitive buildings. The multifamily buildings and parking structure are oriented in a way that helps to mitigate the potential impacts of their relative proximity to I-40. The buildings also take advantage of the site’s topography to maximize floor area while reducing the building mass visible from the project’s main drive. | |

Natural Features Model

Composite Map: The project site is marked with light brown on the composite map, which indicates the potential “moderate influence” of natural features. A review of the habitat, hydrology, and land-use sub-models that impact this scoring are summarized below.

Habitat Sub-Model (50% of composite): The project site is marked with light green, indicating a relatively low habitat score. Critical indicators such as habitat corridors or habitat patches, as identified by the Triangle Connectivity Collaborative, are *not* present on the site.

Hydrology Sub-Model (30% of composite): The hydrology sub-model reflects the presence of perennial and intermittent streams running through the site.

Land Use Sub-Model (20% of composite): The land use sub-model highlights that the site is currently undeveloped and has a significant amount of existing tree canopy coverage.

Staff Assessment: Staff find that the proposed development is responsive to the environmental features that may be located on the site.

- Impacts to the Resource Conservation District (RCD) are limited to road and greenway crossings that support adequate vehicular, emergency, and multimodal connections through the site.
- The project will maintain significant amounts of existing tree canopy along its northern, eastern, and western boundaries.

Public Engagement

Engagement related to this project included one virtual public information meeting, an informational yard sign, three presentations at a Manufactured Housing Community Meeting, and mailed notices.

Staff mailed notices with information about the project to residents of properties adjacent to the project site. Because of the prevalence of Spanish-speakers, staff mailed postcards in both English and Spanish to residents of the Lakeview neighborhood. Staff have received several emails regarding the project from residents of the neighboring Coventry townhomes.

Several residents from the Coventry townhomes also attended the August 19th Planning Commission meeting regarding this development.

Thirty-seven people attended the February 25, 2026 public information meeting for this project. Common questions from meeting participants include the following themes:

- Traffic impacts and proposed improvements
- Stormwater impacts and stormwater management
- Adequate buffering between the proposed development and the Coventry neighborhood to the east.
- Impacts of Interstate 40 on the proposed development (i.e. buffer width, potential health impacts, potential noise impacts, etc.)

The proposed development is next to the Lakeview manufactured home community , which the Future Land Use Map identifies as a Sensitive Displacement Area. Most Lakeview residents speak Spanish as their primary language and many of them attend a monthly community meeting. Two Planning staff presented at this community meeting with simultaneous interpretation on May 14, 2025, June 26, 2025, and August 12, 2025. The goal of these presentations was to share information about the project and document participant comments. Twenty-eight participants attended the June 26th meeting. Common themes from those participants are highlighted below:

- Support for the greenway through the development
- Concerns about maintaining privacy from the proposed development
- Desire for a crosswalk that connects the Lakeview neighborhood to the shopping center with the Food Lion
- Concern that the Lakeview property owner would raise the rent or sell the property where they live

Other neighbors of the proposed development – predominantly residents of the Coventry townhome development – have requested and held multiple meetings with Town staff. Additional meetings with NCDOT staff and the development team have also taken place. The neighbors have expressed concerns regarding stormwater runoff from the proposed development, potential traffic impacts associated with the location of the development’s proposed entrance on Weaver Dairy Road, and general incompatibility between the proposed development and the neighboring properties.

Project Location

