

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



**Town Council Meeting  
May 21, 2025**

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# Staff Recommendation

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- **Recommend that Council approve the application with a 30-foot right-of-way dedication for a future regional connection**
- Alignment with Complete Community goals and the Comprehensive Plan
- Modification to Regulations serve public purposes to an equal or greater degree

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Fordham Blvd

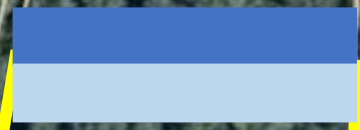
Lakeview Drive

White Oak Drive

Old Chapel Hill Road

Danziger Drive

I-40





## Extending Danziger Drive could...

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- Improve bike/pedestrian access
- Provide a direct connection for transit
- Provide an alternate route for local traffic
- Improve access to services, jobs, and amenities

***With the right-of-way dedication,*** Town staff would submit the Danziger Drive extension to the upcoming NCDOT SPOT prioritization process for state funding.

## **If right-of-way is not dedicated...**

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- No extension of Danziger Drive
- No other chances to obtain voluntary dedication

## About Conditional Zoning

- Conditional Zoning allows for site-specific standards
- The requested zoning district accommodates the land uses and development scale proposed
- Applicant may request modifications to LUMO standards

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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

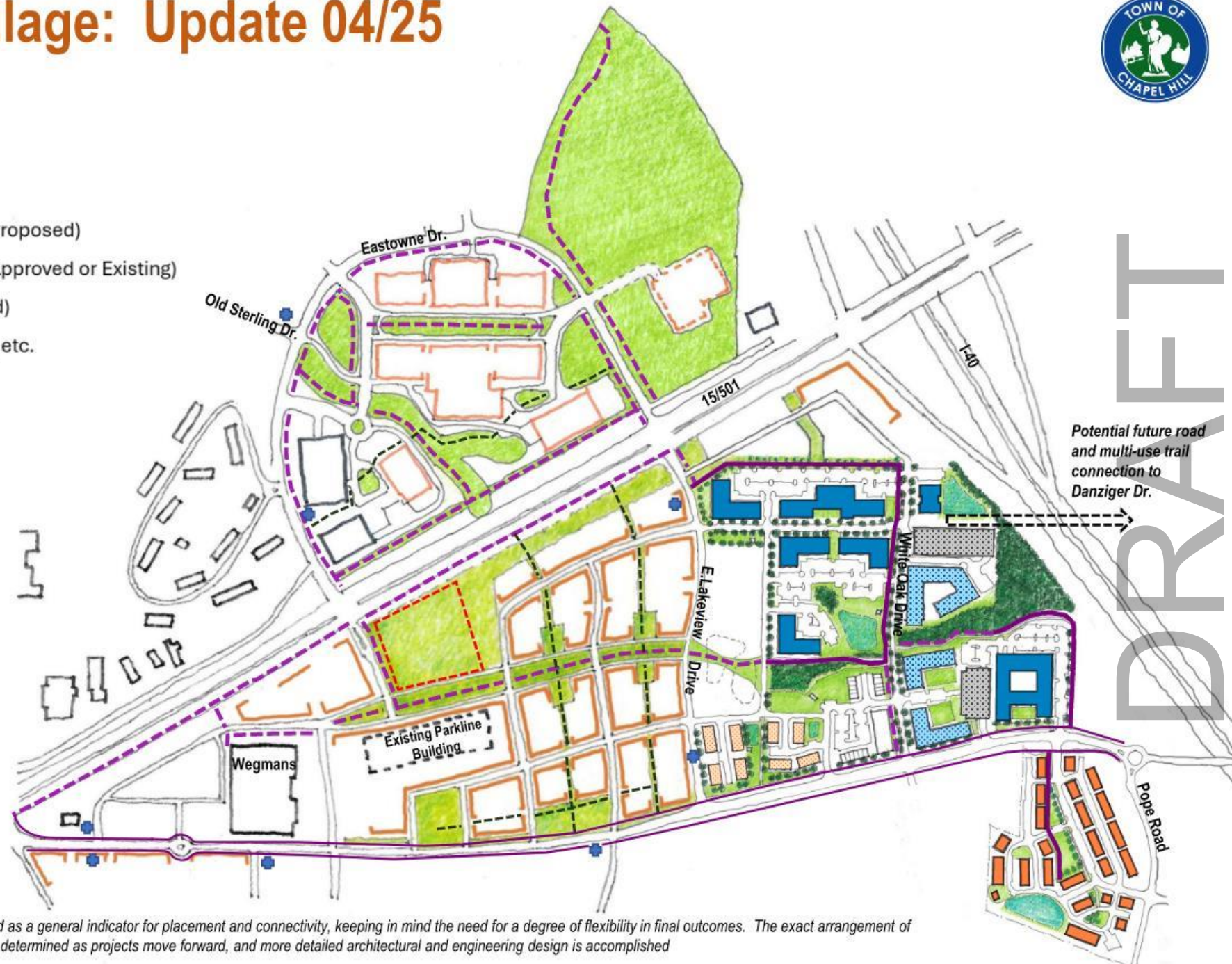
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# Parkline East Village: Update 04/25

## Framework Diagram



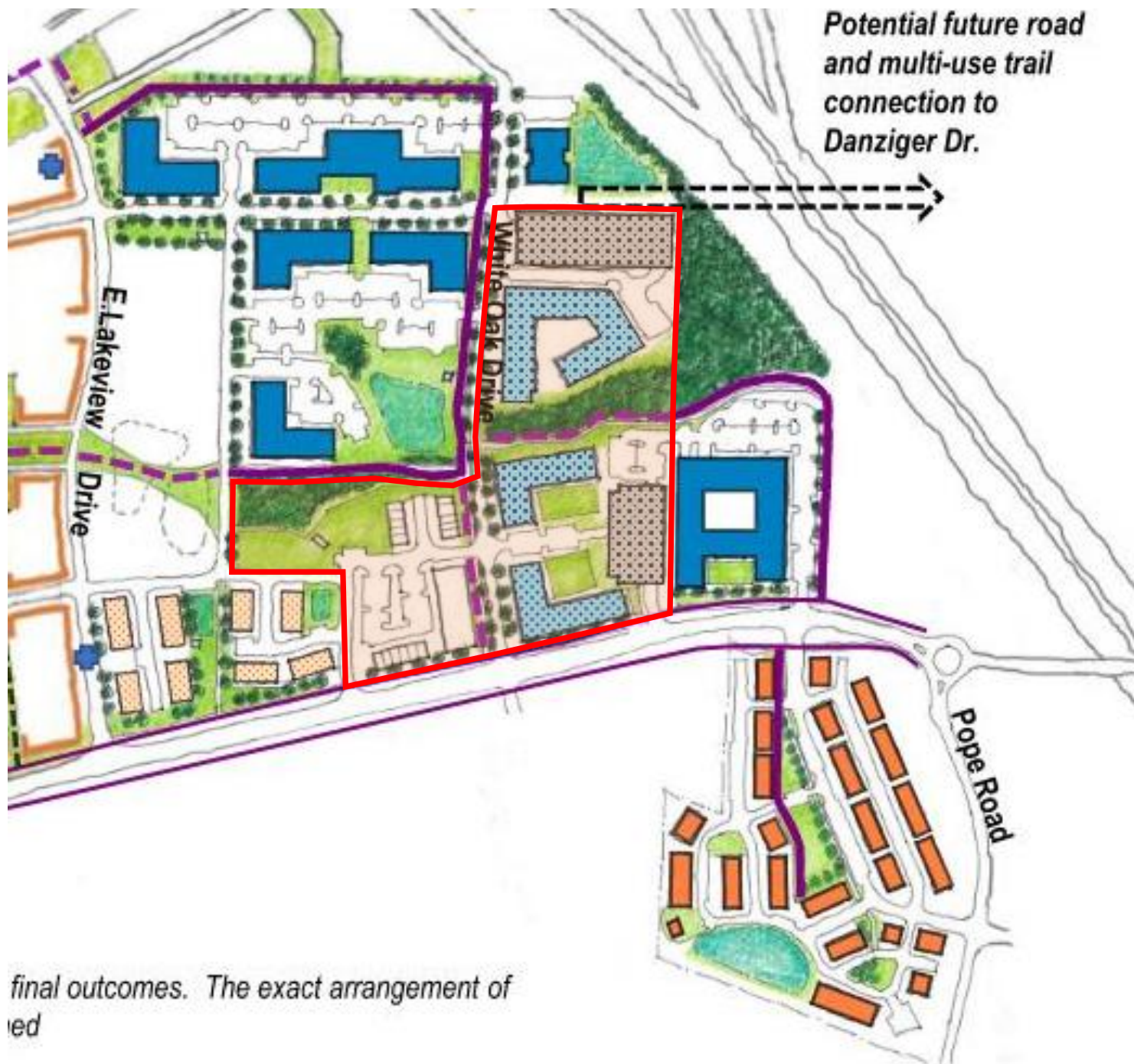
- Pedestrian Connection – Primary/Greenway (Proposed)
- Pedestrian Connection – Primary/Greenway (Approved or Existing)
- Pedestrian Connection – Secondary (Proposed)
- Courtyard, Park, Greenway, Stormwater, RCD, etc.
- Possible Community Gathering Space
- Proposed Build-To Edge
- Existing Bus Stop
- Proposed Multifamily Building
- Approved Multifamily Building
- Proposed Townhome Building
- Approved Townhome Building
- Proposed Parking Garage



04-25

The Development Framework is envisioned as a general indicator for placement and connectivity, keeping in mind the need for a degree of flexibility in final outcomes. The exact arrangement of buildings, streets, and open spaces will be determined as projects move forward, and more detailed architectural and engineering design is accomplished





final outcomes. The exact arrangement of  
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# Planning Commission Review

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- ✓ Consistent with Comprehensive Plan
- ✓ Recommendation to Approve without right-of-way dedication

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# Procedures

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- Open the Hearing
- Receive public comment
- Provide feedback to the applicant
- Continue the hearing to June 18, 2025

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