

# **LIGHTBRIDGE PROJECT**

## **1165 WEAVER DAIRY ROAD**

**MIXED USE DEVELOPMENT**

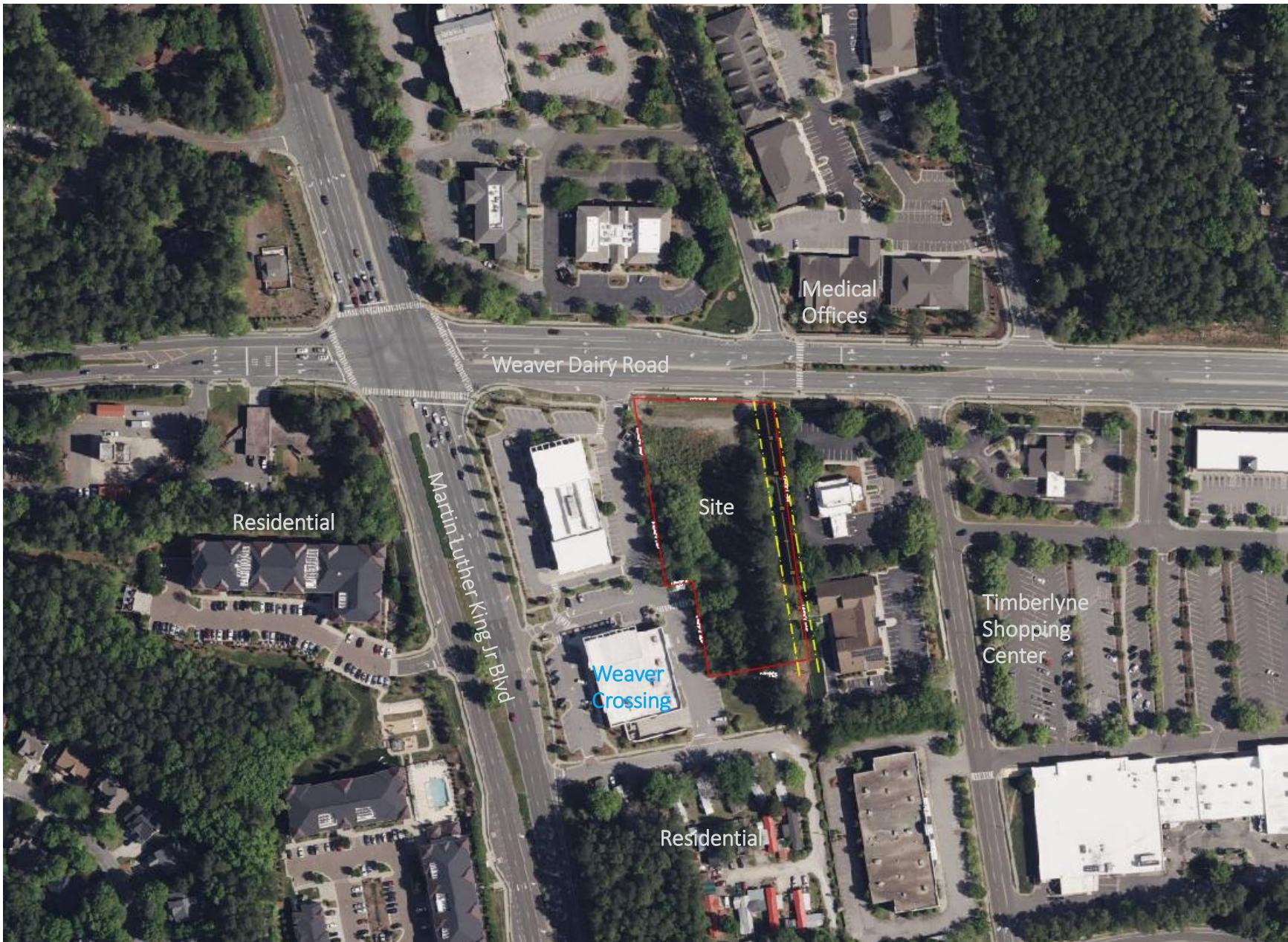
## **Conditional Zoning Process**

Town of Chapel Hill Planning Commission  
3 February 2026

1.8 acres  
212 LF frontage on  
Weaver Dairy Road  
30' electric easement  
along east side

Adjacent plaza on the  
west – Weaver  
Crossing

Adjacent plaza on the  
east – Timberlyne  
Residential uses to the  
south

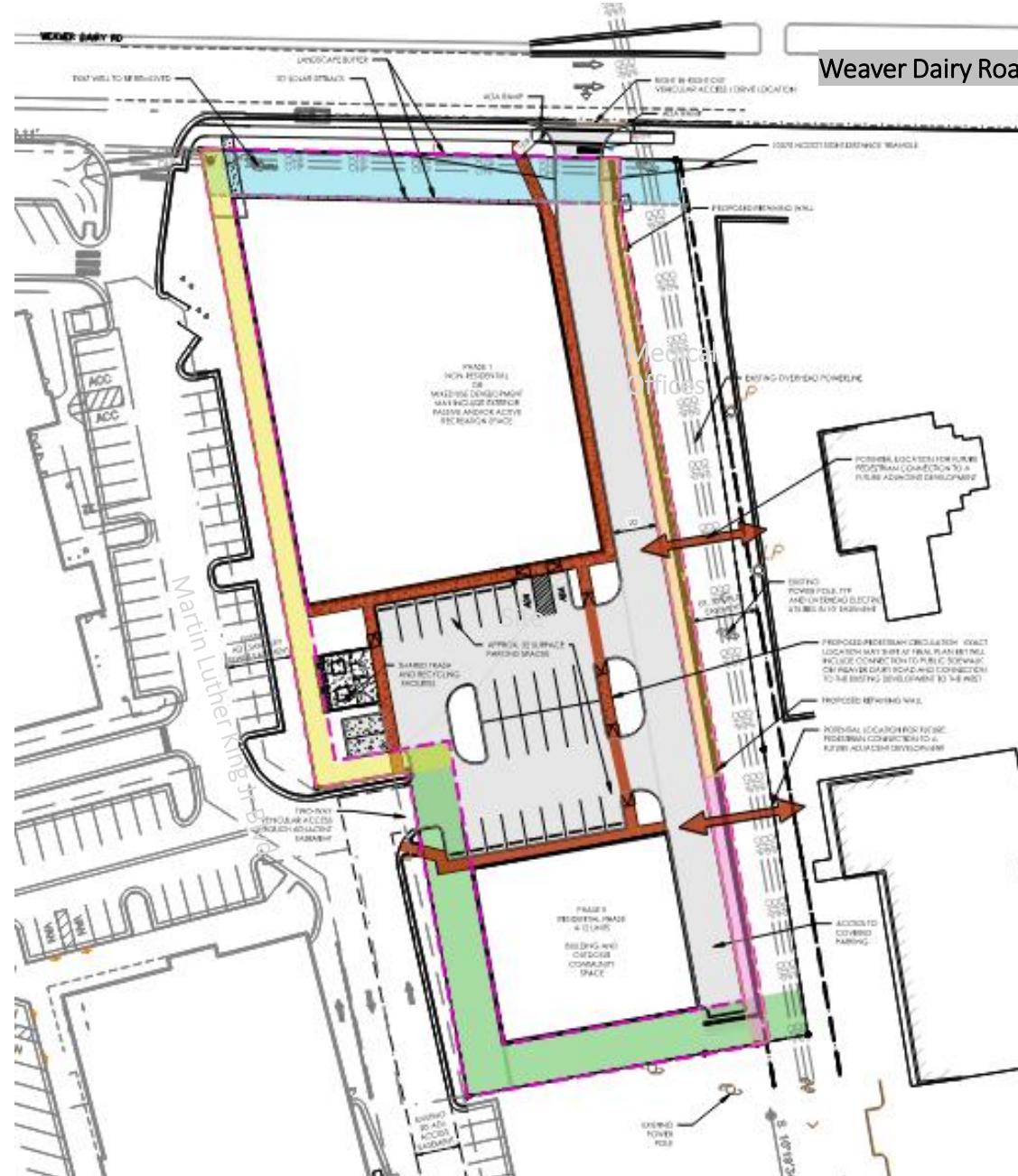


Location  
Lightbridge Project

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# District Specific Plan Lightbridge Project

## HOW THE PROJECT IS EXPECTED TO DEVELOP

### Phase 1

1-story daycare center  
34 Parking Spaces  
Right in –right out drive  
Underground stormwater mitigation facility for whole site  
Shared trash dumpster for whole site

### Phase 2

4 townhomes, 2-story  
Green space in front for communal tenant use  
Meets most landscape buffer requirements



# Proposed Project Lightbridge Project

## MODIFICATIONS REQUESTED:

- Reduction of minimum floor area for any one use to 15% from 25%
- Reduction of minimum parking requirement to 30% of the LUMO standard
- Allow disturbance of 87% of steep slopes on site, above the 25% allowed by LUMO
- Modify required landscape buffers:
  - Street buffer modified to reduce plantings adjacent to street
  - Eastern buffer modified to reduce plantings adjacent to power lines
  - Northwest buffer modified to reduce plantings adjacent to commercial development
- Allow half the required tree canopy to be met with understory trees at a rate of 2 understory trees per 1 canopy tree credit
- Modification of required bicycle parking for non-residential uses such that for a daycare use the requirement would be 4 spaces. Other non-residential uses would meet LUMO.