

LIGHTBRIDGE PROJECT

1165 WEAVER DAIRY ROAD

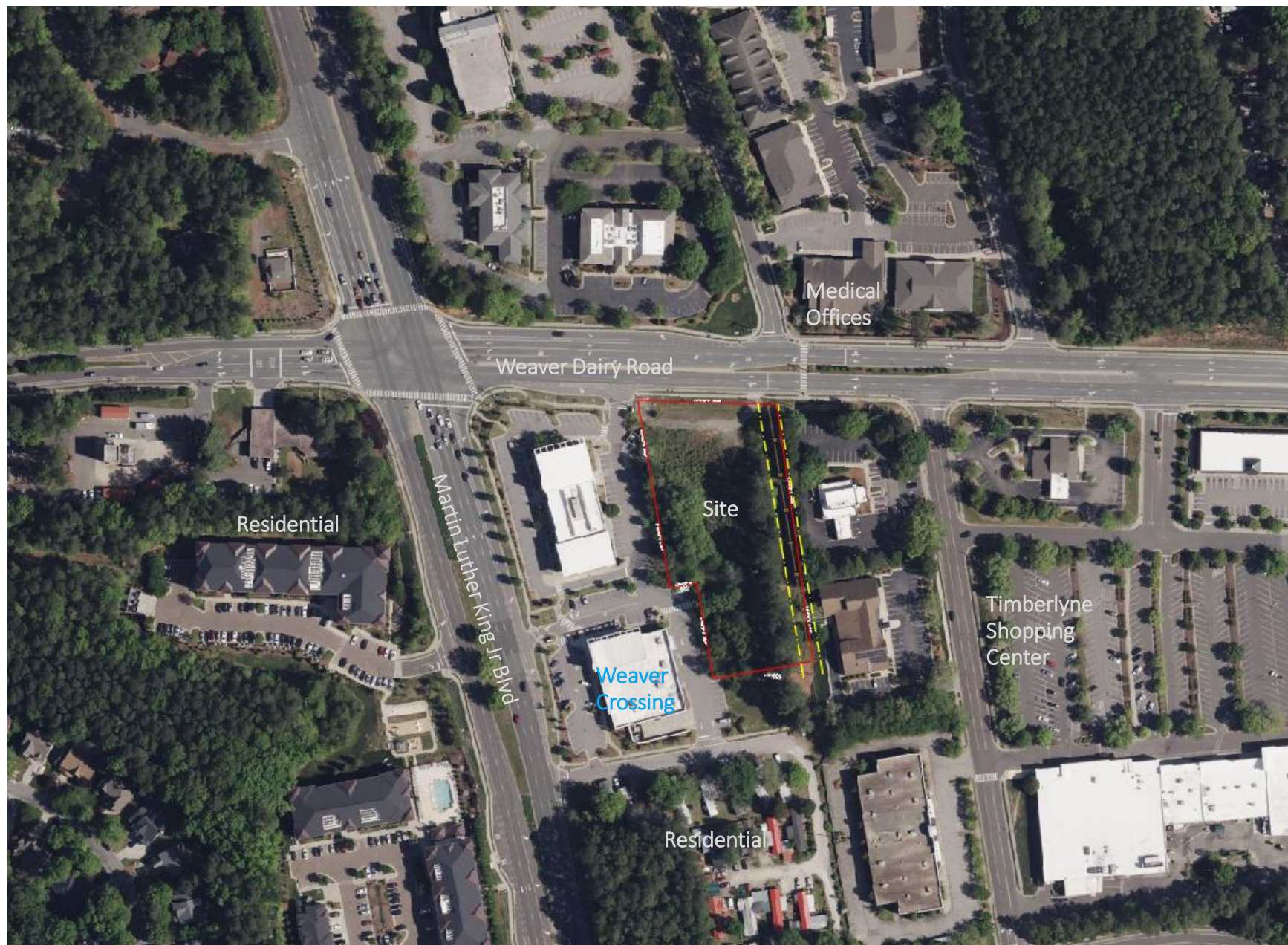
MIXED USE DEVELOPMENT

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

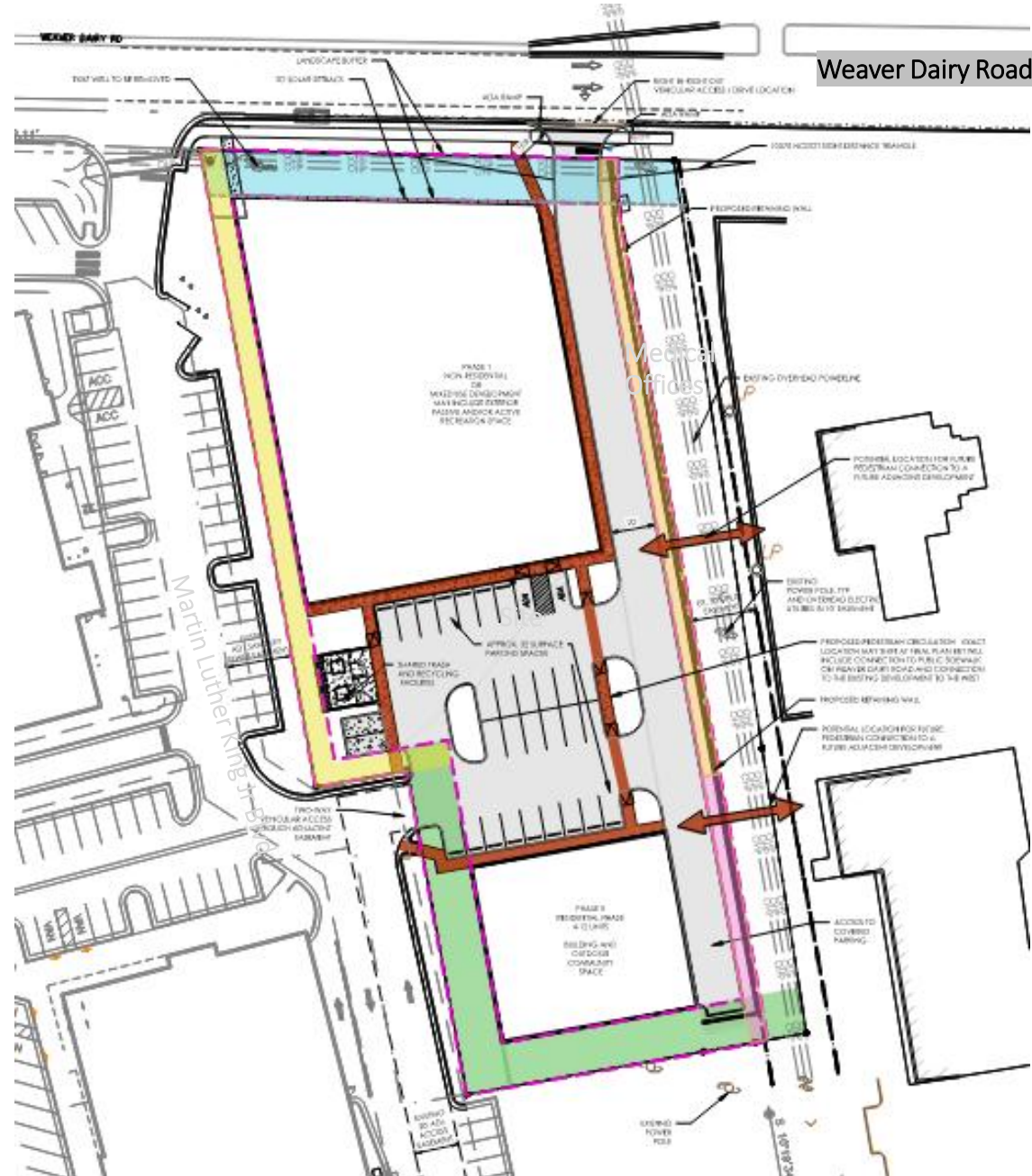


Location Lightbridge Project

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



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.