

Conditional Zoning Modification: 146 Stancell Drive (MOD-25-8)

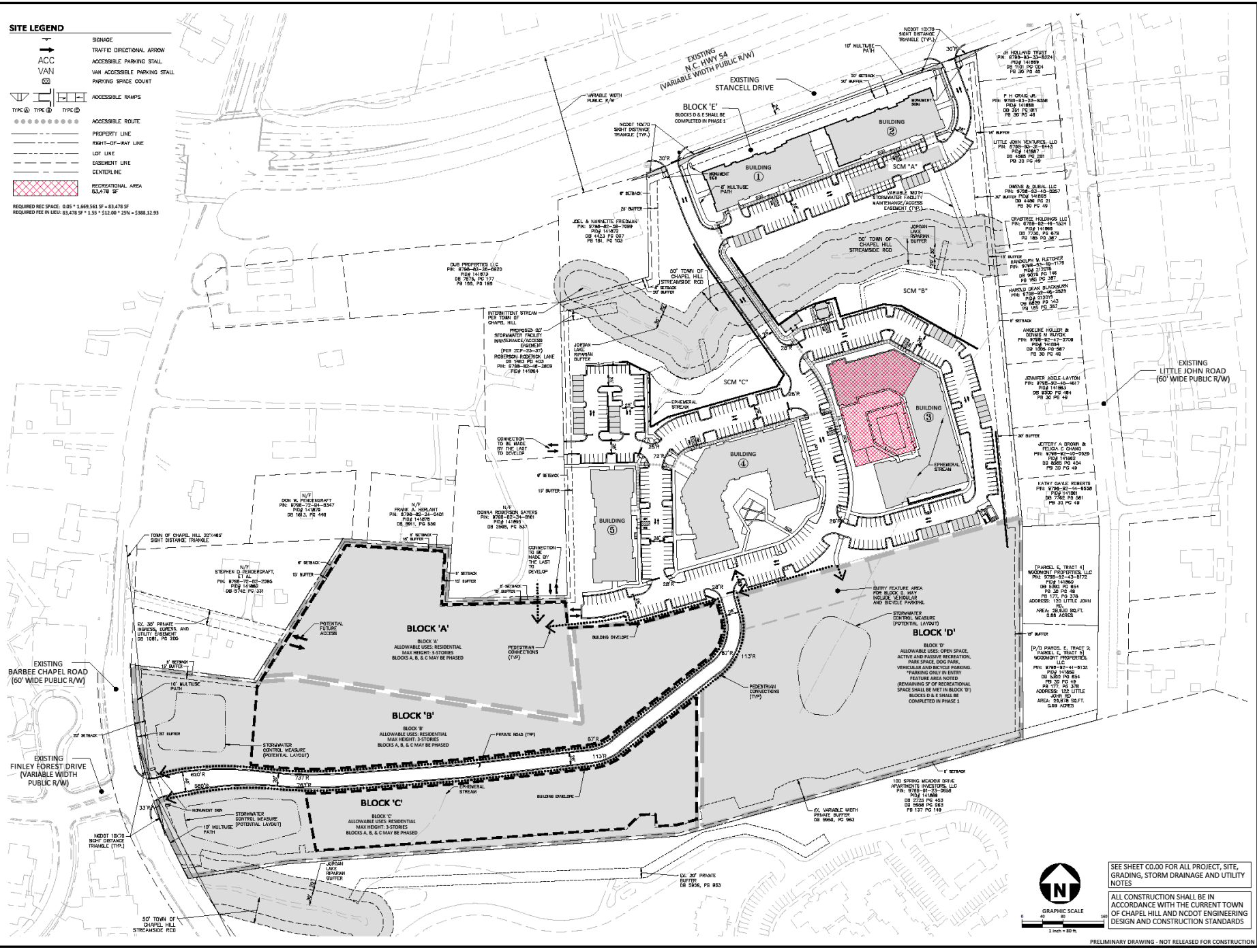


**Town Council Meeting
November 12, 2025**



NC-54

Barbee Chapel Road



REVISONS	
NO.	DATE
1	06.07.2023
	REVISED PER 1ST CDP COMMENTS
2	09.04.2023
	REVISED PER 2ND CDP COMMENTS
3	09.03.2023
	REVISED PER 3RD CDP COMMENTS
4	
5	
6	

PLAN INFORMATION

PROJECT NO.	RAV-210002
FILENAME	RAV210002-OAS1
CHECKED BY	SJC
DRAWN BY	WHM/LJL
SCALE	1" = 80'
DATE	03. 23. 2023

SHEET

OVERALL SITE PLAN

C2.00

Staff Recommendation

- Requested modification is in alignment with Complete Community goals and the Comprehensive Plan
- Recommend that Council consider the modification request, subject to conditions of Ordinance A

Project Summary: Existing Approvals

- Ordinance approved on November 15, 2023 allows up to 500 units
- Zoning Compliance Permit issued August 22, 2025 requires 43 affordable units.
- 50 percent of units for households earning up to 60 percent of Area Median Income (AMI), 50 percent of units for households earning up to 80 percent of AMI.

Project Summary: Proposed Modification

- Request to modify existing CZD to amend the Affordable Housing Plan
- New \$1.15 million voluntary contribution to the Affordable Housing Funding Program
- Change the number of affordable units to a minimum of 20 units
- All other conditions of approval unchanged
- If Council denies this request, the existing approval remains in effect

Planning Commission Review

- ✓ Consistent with Comprehensive Plan
 - No recommendation, transmitted comments

Procedures

- Open the Hearing
- Receive public comment
- Provide feedback to the applicant
- Continue the Hearing to November 19, 2025