

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



**Town Council Meeting  
November 19, 2025**

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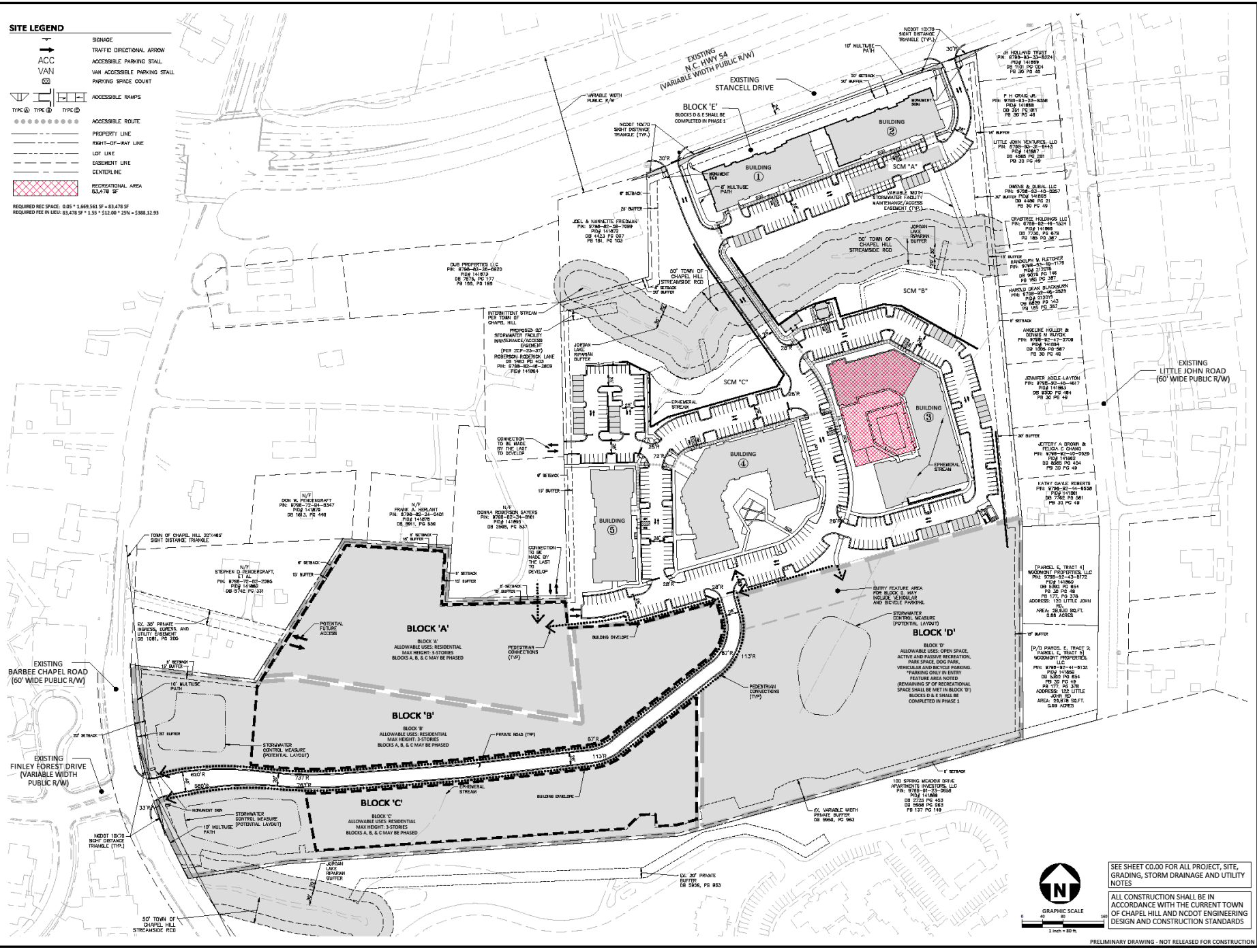


NC-54

Barbee Chapel Road







# DRATE

SEE SHEET C0.00 FOR ALL PROJECT, SITE,  
GRADING, STORM DRAINAGE AND UTILITY  
NOTES

ALL CONSTRUCTION SHALL BE IN  
ACCORDANCE WITH THE CURRENT TOWN  
OF CHAPEL HILL AND NCDOT ENGINEERING  
DESIGN AND CONSTRUCTION STANDARDS

160

1. PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

# Staff Recommendation

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- 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

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## **Project Summary: Existing Approvals**

- Ordinance approved on November 15, 2023 allows up to 500 units
- Minimum 10 percent of units affordable, 50 percent for households earning up to 60 percent of Area Median Income (AMI), 50 percent for households earning up to 80 percent of AMI.
- Zoning Compliance Permit issued August 22, 2025 requires 43 affordable units.

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**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

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# Planning Commission Review

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

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# Procedures

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- Close the Hearing
- Consider Resolution of Reasonableness and Consistency with the Comprehensive Plan (R-#)
- Consider Ordinance approving the Conditional Zoning (O-#)

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