



1165 Weaver Dairy Road - Conditional Zoning

Staff: Britany Waddell, Tas Lagoo, Corey Liles, Katherine Shor

Meeting Date: February 3, 2026

Project Overview

- Thomas & Hutton, on behalf of property owner Comprop, LLC, requests to rezone a 1.98 parcel from Office Institutional-3 Conditional Zoning District (OI-3-CZD) to Mixed Use Village Conditional Zoning District (MU-V-CZD) for their project, Lightbridge.
- A Special Use Permit, approved in 2018, expired due to inactivity.
- The MU-V-CZD zoning district allows both residential and non-residential uses which may be mixed vertically or horizontally.
- Development in MU-V-CZD may not exceed 70 feet in height at the street setback and 114 feet at the center of the site. The floor area for all development on-site may not exceed 104,000 square feet.
- All non-residential uses allowed in MU-V-CZD are considered appropriate for this site.
- The applicant's proposal includes two structures totaling approximately 19,000 square feet.
- The applicant anticipates leasing one structure to a child day care facility and proposes 4 to 12 multifamily dwelling units. The project will comply with any applicable Inclusionary Zoning requirements if units are offered for sale.
- The applicant requests a payment-in-lieu of providing recreation space.

Staff Recommendation & Analysis

	Staff recommend that Council approve the project and the requested modifications to regulations in Ordinance A.
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1. **Modifications to Regulations:** Staff recommend that Council approve all requested modifications to regulations.

Staff have reviewed all requested modifications to regulations and find that the public purpose is served to an equivalent or greater degree by the requested modifications. All modifications are shown in Ordinance A and the applicant materials.

Summary of Comprehensive Plan Consistency

Viewed through the holistic lens of the [Complete Community Strategy](#), this project **meets** the Town's strategy for growth. No single issue raised below should be considered in isolation.



Consistent








Somewhat Consistent



Not Consistent

N/A Not Applicable

	Chapel Hill will direct growth to <u>greenways, transit corridors, large infill sites with existing infrastructure, and smaller infill sites.</u>
	<ul style="list-style-type: none">• This is a large infill site with existing infrastructure• This site is within 0.25 miles of a proposed North South Bus Rapid Transit (NSBRT) station.

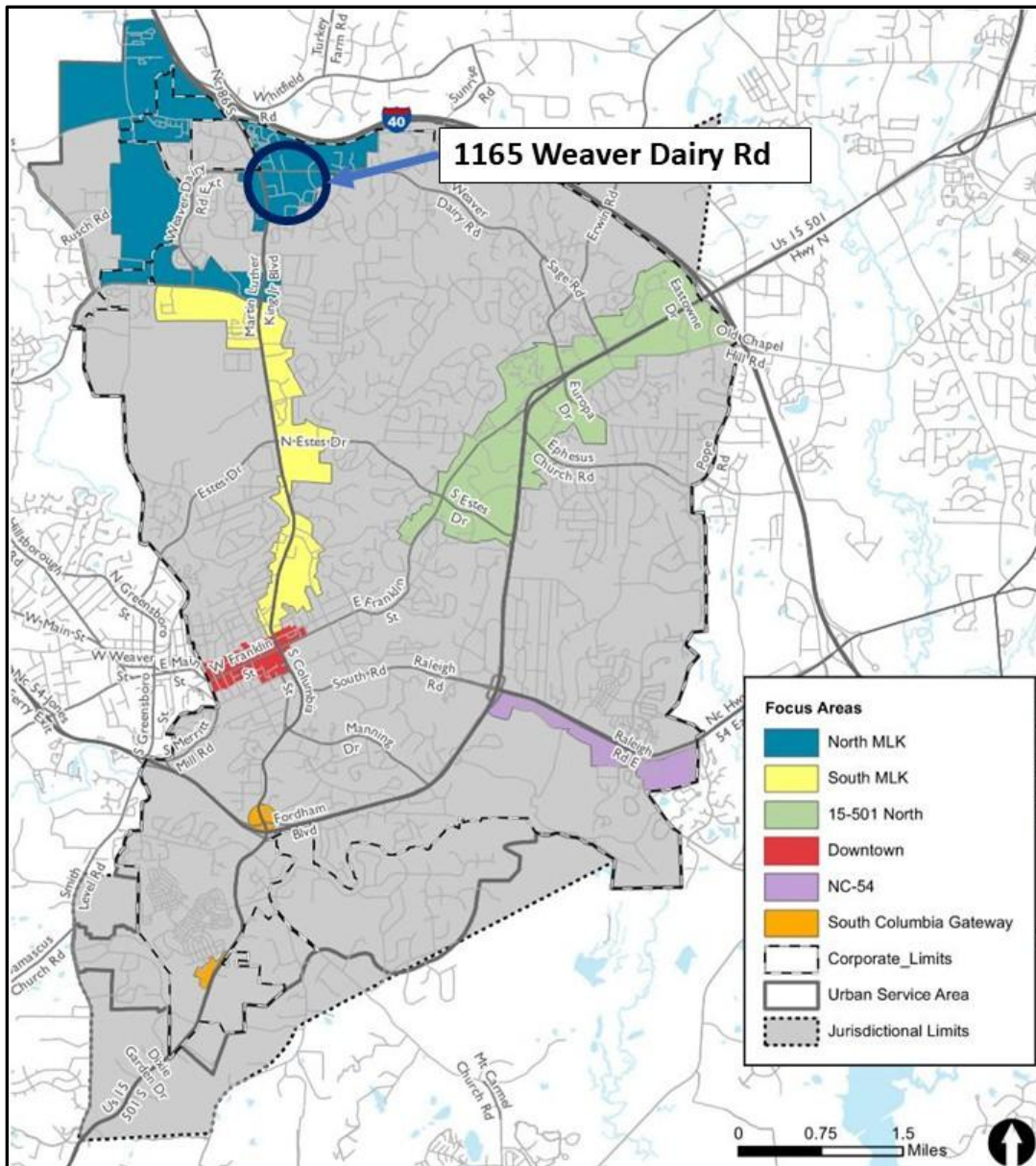
	Goal 1: Plan for the Future Strategically	Associated Comp. Plan Elements: <ul style="list-style-type: none"> • Future Land Use Map • Shaping Our Future
	<ul style="list-style-type: none"> • The site is in the North MLK Boulevard Focus Area, Sub-Area D. Multi-family residential, Commercial, and Multifamily, shops and offices are all appropriate uses for this area. • Several constraints limit the development potential of this site. The site is small and further limited by utility easements. The narrow lot width limits the potential height of any future development due to fire aerial access requirements. Staff find the proposed intensity is reasonable given these constraints. • The Future Land Use Map emphasizes activated frontage on Weaver Dairy Road at this location. The applicant commits to a reduced buffer width and reduced planting counts, as well as placing parking behind the structure so the building is closer to the sidewalk. This combined landscape and site design treatment can activate the public realm for pedestrians. 	
	Goal 2: Expand and Deliver New Greenways for Everyday Life	Associated Comp. Plan Elements: <ul style="list-style-type: none"> • Mobility & Connectivity Plan • Connected Roads Plan
	<ul style="list-style-type: none"> • Parking may be shared by residential and non-residential tenants. • Weaver Dairy Road has a sidewalk and bike lanes on both sides and a crosswalk close to the site entrance. Chapel Hill Transit bus routes service Weaver Dairy Road. • Pedestrian connections within the site allows access from Weaver Dairy Road to two destinations - the residential portion of the site and the development west of the site. 	
	Goal 3: Be Green and Provide Housing	Associated Comp. Plan Elements: <ul style="list-style-type: none"> • Climate Action & Response Plan • Natural Features Model
	<ul style="list-style-type: none"> • The proposed development is a multifamily mixed-use project that promotes use of multimodal transportation. The land use and transportation impacts of this type of development contribute to lower emissions overall and more efficient land use. • The applicant commits to building and site design elements for heat mitigation, energy efficiency, and water conservation. • Staff reviewed the Natural Features Model and determined the minimal influence of natural features does not warrant additional protections or changes to the applicant's proposal. 	
	Goal 4: Plan for Excellence in the Public Realm and Placemaking	
	<ul style="list-style-type: none"> • The applicant has met with the Town's Urban Designer. Please see the Urban Design Assessment of the project. • The applicant requested modifications to regulations for most buffer widths and plantings due to site constraints. • The reductions can enhance the public realm by supporting an activated street frontage and promoting visual permeability between adjacent uses. The reduced northern buffer includes canopy and understory trees that will provide shade to pedestrians on Weaver Dairy Road. 	

Public Engagement

Engagement related to this project included one virtual public information meeting on June 24, 2025, an informational yard sign posted at the site, as well as mailed notices. Staff have not received significant numbers of phone calls or emails regarding the project.

Staff mailed postcards with information about the project to property owners and occupants adjacent to the site. In addition, staff are working with the Town's Language Access Coordinator to inform residents of the nearby Village and Lakeview Manufactured Home Communities of the proposed development.

Project Location



Attachments

Applicant Materials

1. Applicant's Draft Presentation
2. Applicant's Requested Modifications to Regulations and Statements
3. District-Specific Plan
4. Other Applicant Materials

Staff Materials

5. Urban Design Assessment
6. Transportation Impact Analysis Exemption

Draft Ordinance and Resolutions

7. Resolution A – Consistency and Reasonableness
8. Ordinance A – Approving the Application