



C Z D - 2 4 - 6 · M O D I F I C A T I O N R E Q U E S T

Old Chapel Hill Road *Apartments*

Maximum Building Height — CZP Modification

11 White Oak Drive · Chapel Hill Town Council

Presented by ZOM Living · Dwell Design Studio

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Background

- Council approved CZD-24-6 in June 2025
- Modification 1 capped height at 62 feet
- NCSBC measures to roof midpoint
- LUMO measures to ridge above grade
- Design team realized error during detailed design
- *The ridgelines of non-flat roof portions exceed this*

TWO MEASUREMENT METHODS

NCSBC §202

Height to midpoint of pitched roof

LUMO §3.8.2(f)

Height to ridge from mean finished grade

Design team applied NCSBC; LUMO governs.

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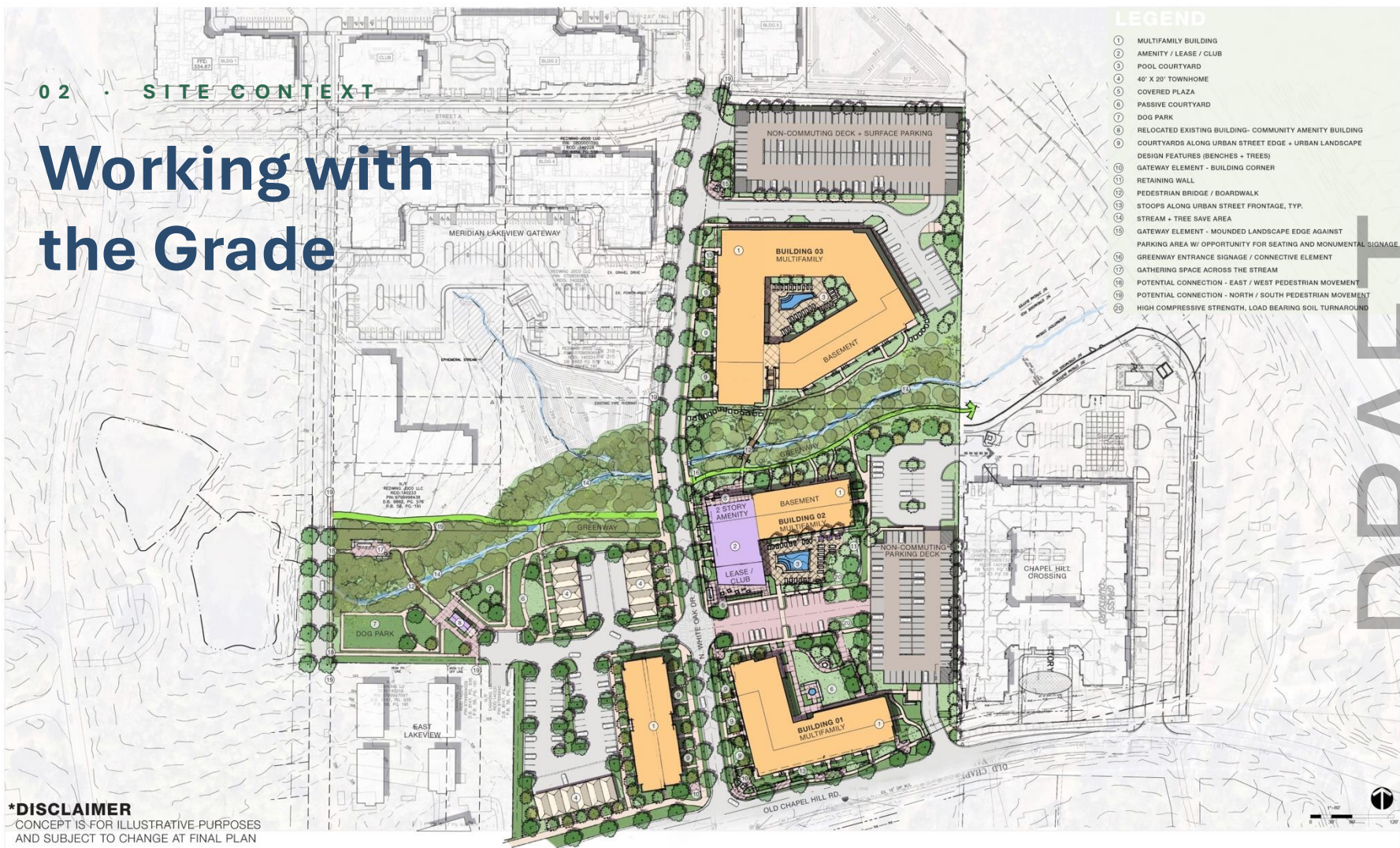
01 • AESTHETIC

The Same Design



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Working with the Grade

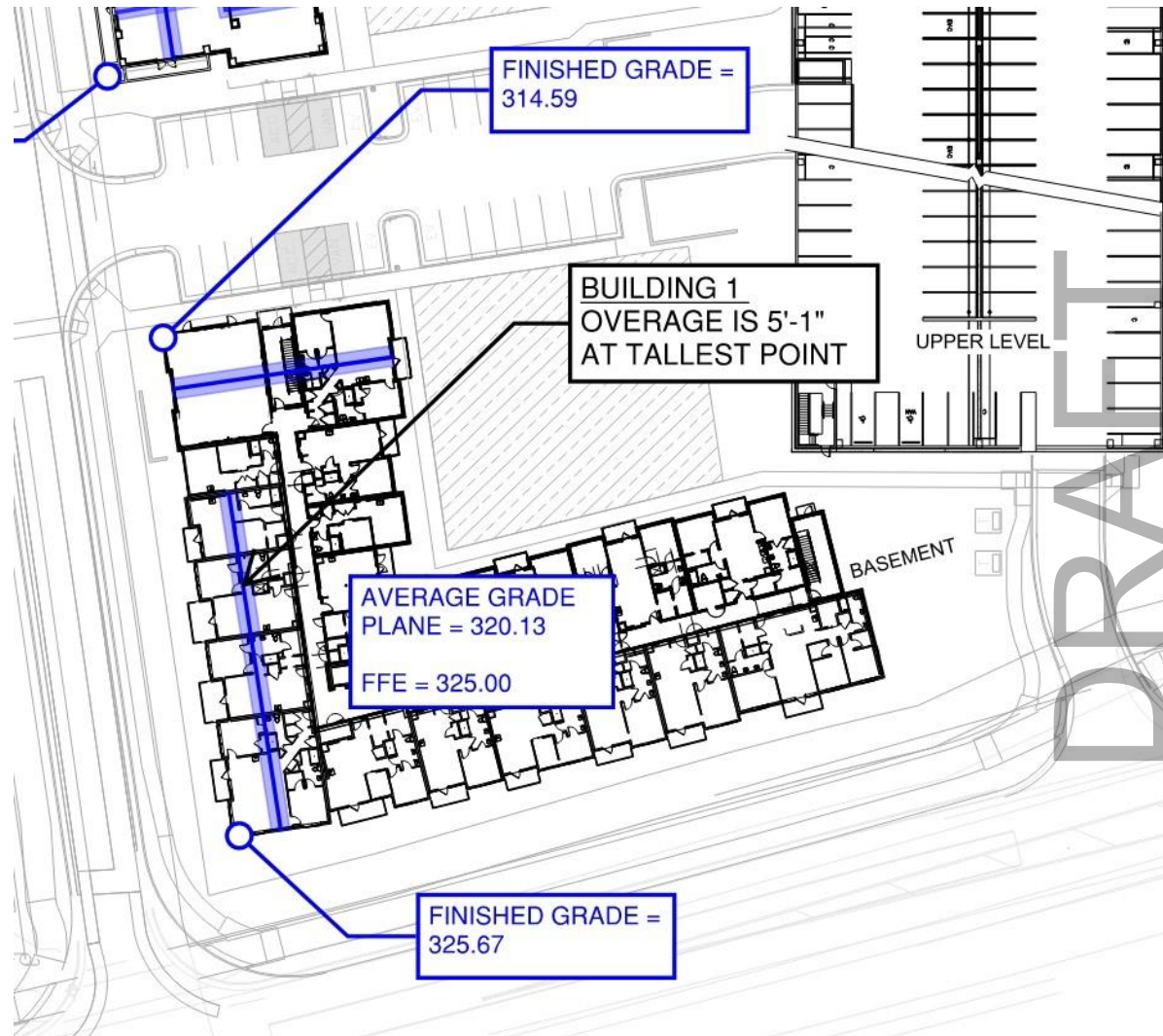


- LEGEND**
- 1 MULTIFAMILY BUILDING
 - 2 AMENITY / LEASE / CLUB
 - 3 POOL COURTYARD
 - 4 40' X 20' TOWNHOME
 - 5 COVERED PLAZA
 - 6 PASSIVE COURTYARD
 - 7 DOG PARK
 - 8 RELOCATED EXISTING BUILDING- COMMUNITY AMENITY BUILDING
 - 9 COURTYARDS ALONG URBAN STREET EDGE + URBAN LANDSCAPE DESIGN FEATURES (BENCHES + TREES)
 - 10 GATEWAY ELEMENT - BUILDING CORNER
 - 11 RETAINING WALL
 - 12 PEDESTRIAN BRIDGE / BOARDWALK
 - 13 STOOPS ALONG URBAN STREET FRONTAGE, TYP.
 - 14 STREAM + TREE SAVE AREA
 - 15 GATEWAY ELEMENT - MOUNDED LANDSCAPE EDGE AGAINST PARKING AREA W/ OPPORTUNITY FOR SEATING AND MONUMENTAL SIGNAGE
 - 16 GREENWAY ENTRANCE SIGNAGE / CONNECTIVE ELEMENT
 - 17 GATHERING SPACE ACROSS THE STREAM
 - 18 POTENTIAL CONNECTION - EAST / WEST PEDESTRIAN MOVEMENT
 - 19 POTENTIAL CONNECTION - NORTH / SOUTH PEDESTRIAN MOVEMENT
 - 20 HIGH COMPRESSIVE STRENGTH, LOAD BEARING SOIL TURNAROUND

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***DISCLAIMER**
 CONCEPT IS FOR ILLUSTRATIVE PURPOSES
 AND SUBJECT TO CHANGE AT FINAL PLAN

Working with the Grade



Two Ways to Measure



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What does not change

No new floor area

Building envelopes unchanged

No new dwellings

Unit count remains as approved

No new habitable space

Only ridge architecture extends

Footprints unchanged

Buildings sit where approved

Setbacks unchanged

All dimensional standards hold

Most of roof stays flat

Well below the prior 62' cap

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Why the 9:12 pitch matters

APPROVED · 9:12 PITCH

Architectural character

- Approved by CDC under Condition 40
- Breaks visual scale of buildings
- Variation along the skyline
- Complements the Old Chapel Hill corridor

ALTERNATIVE · 5:12 PITCH

Compliant, but compromised

- Flatter, less proportionate roofline
- Inconsistent with neighborhood character
- Weakens approved massing strategy
- No material gain in shadow or privacy

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Proposed amendment

CURRENT LANGUAGE

“Increase maximum setback and core building heights to 62 feet.”

- Corrects an inadvertent measurement error
- Preserves the approved architectural design
- All other ordinance conditions unchanged

PROPOSED LANGUAGE

“Increase maximum setback and core building heights to 69 feet 6 inches.”

Respectfully requesting Council's favorable consideration.

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