



Staff Recommendation

<input checked="" type="checkbox"/>	Staff recommend that Council approve the requested modification to the conditional zoning district, subject to the conditions in Ordinance A.
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Project Overview

- ZOM Living, on behalf of John McKee Jr. and Anne McKee, Michele Hodgson, and Arshad Mahmood and Kausar Arshad (Owners) requests to increase the maximum building heights for the Old Chapel Hill Road Apartments development.
- Council approved the Conditional Zoning District (CZD) on June 18, 2025, with modified maximum building heights of 62 feet (2025-06-18/O-4).
- The applicant asks to increase the maximum building heights to 69.5 feet. The applicant measured height incorrectly for the original modification to regulations request.
- No other changes to the development's CZD are proposed.

Staff Analysis

- 1. Modifications to Regulations:** Staff recommend that Council approve the requested modification to the conditional zoning district.

Staff reviewed the requested modification to the conditional zoning district and found that the public purpose is served to an equivalent or greater degree by the requested modification to regulations. The modification is shown in Ordinance A and the applicant materials.

Summary of Comprehensive Plan Consistency

For an analysis of Comprehensive Plan consistency, please see the Staff Report from the original [Legislative Hearing on May 21, 2025](#)¹. The requested modification does not change staff's assessment of comprehensive plan consistency.

¹Legislative Hearing for 11 White Oak Drive Conditional Zoning Application on May 21, 2025:

<https://chapelhill.legistar.com/LegislationDetail.aspx?ID=7401959&GUID=10F782BD-7728-46E4-B348-6A6DEE508A77&Options=&Search=>

Project Location

