

Conditional Zoning Modification: 11 White Oak Drive (MOD-26-2)

Town Council Meeting
May 20, 2026



TOWN OF
**CHAPEL
HILL**

DRAFT

Fordham Blvd

Lakeview Drive

Old Chapel Hill Road

I-40



Staff Recommendation & Findings

Council enact O-#, approving the conditional zoning district modification

- The project continues to align with Complete Community goals and the Comprehensive Plan
- The proposed modification serves public purposes to an equal or greater degree

DRAFT

Project Summary

- Residential-6-Conditional Zoning District (R-6-CZD) approved on June 18, 2025
- Multifamily residential development of up to 400 units
- Increase maximum building height from 62 feet to 69.5 feet

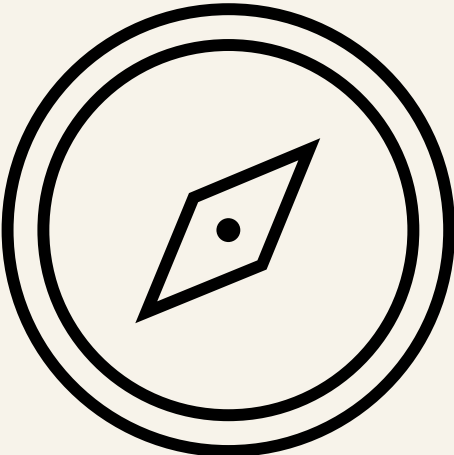
DRAFT

Procedural Context

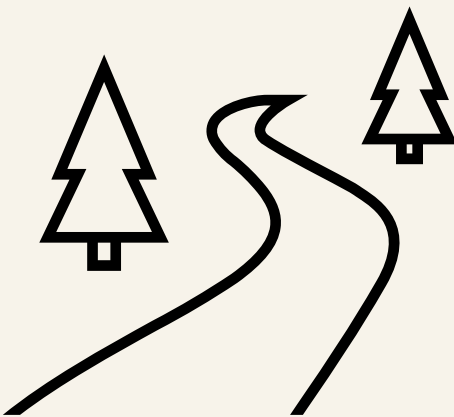
- Major Modifications to a Conditional Zoning District requires Council approval
- Conditional Zoning allows for site-specific standards
- Applicant may request modifications to LUMO standards

DRAFT

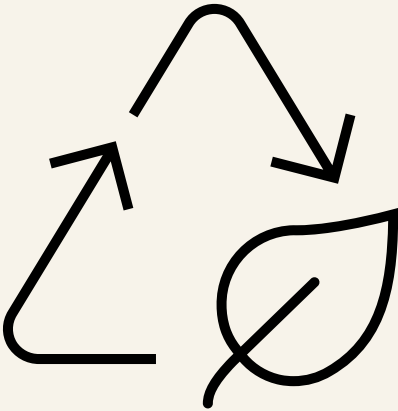
Complete Community Goals



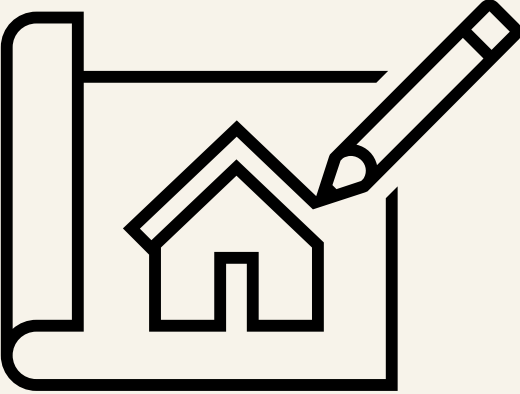
**Plan for the Future
Strategically**



**Expand
Greenways**



**Be Green &
Sustainable**



**Excellence in the
Public Realm**

DRAFT

**Planning
Commission
Review**

- ✓ Consistent with Comprehensive Plan
- ✓ Recommendation to Approve

DRAFT

Procedures

- Open the Hearing
- Receive and provide public comment
- Close the Hearing
- Consider Resolution of Reasonableness and Consistency with the Comprehensive Plan (R-#)
- Consider Ordinance approving the Conditional Zoning Modification (O-#)

DRAFT