



# HILLMONT

CHAPEL HILL, NORTH CAROLINA  
COUNCIL HEARING  
OCTOBER 11, 2023





**CAROLINA SQUARE**  
Chapel Hill, North Carolina  
Mixed-Use Development with Cousins Properties  
246 Luxury Apartment Units  
99.6% Occupancy  
160,000 SF of Office  
43,000 SF of Retail  
Tenants: Target, UNC  
**2017**



**CHAPEL WATCH VILLAGE**  
THE TOWNHOMES AT  
CHAPEL WATCH VILLAGE  
Chapel Hill, North Carolina  
120 Luxury Townhomes  
Delivered in 2011



**CARRAWAY APARTMENTS**  
CARRAWAY VILLAGE  
Chapel Hill, North Carolina  
Under Construction  
610 Luxury Apartment Units  
Phase I: 403 Units  
Delivered 2017  
96.8% Occupancy  
Phase II: 207 Units  
Under Construction  
Q4 2023 Completion  
150,000 SF of Commercial  
Tenants: Chick-Fil-A,  
Starbucks, UNC



**CHAPEL HILL NORTH APARTMENTS**  
CHAPEL HILL NORTH  
Chapel Hill, North Carolina  
81 Luxury Apartment Units  
42 Luxury Townhomes  
Delivered in 2011



**Palladian Place**  
Apartment at  
PALLADIAN PLACE  
Chapel Hill, North Carolina  
298 Luxury Apartment Units  
Delivered 2015

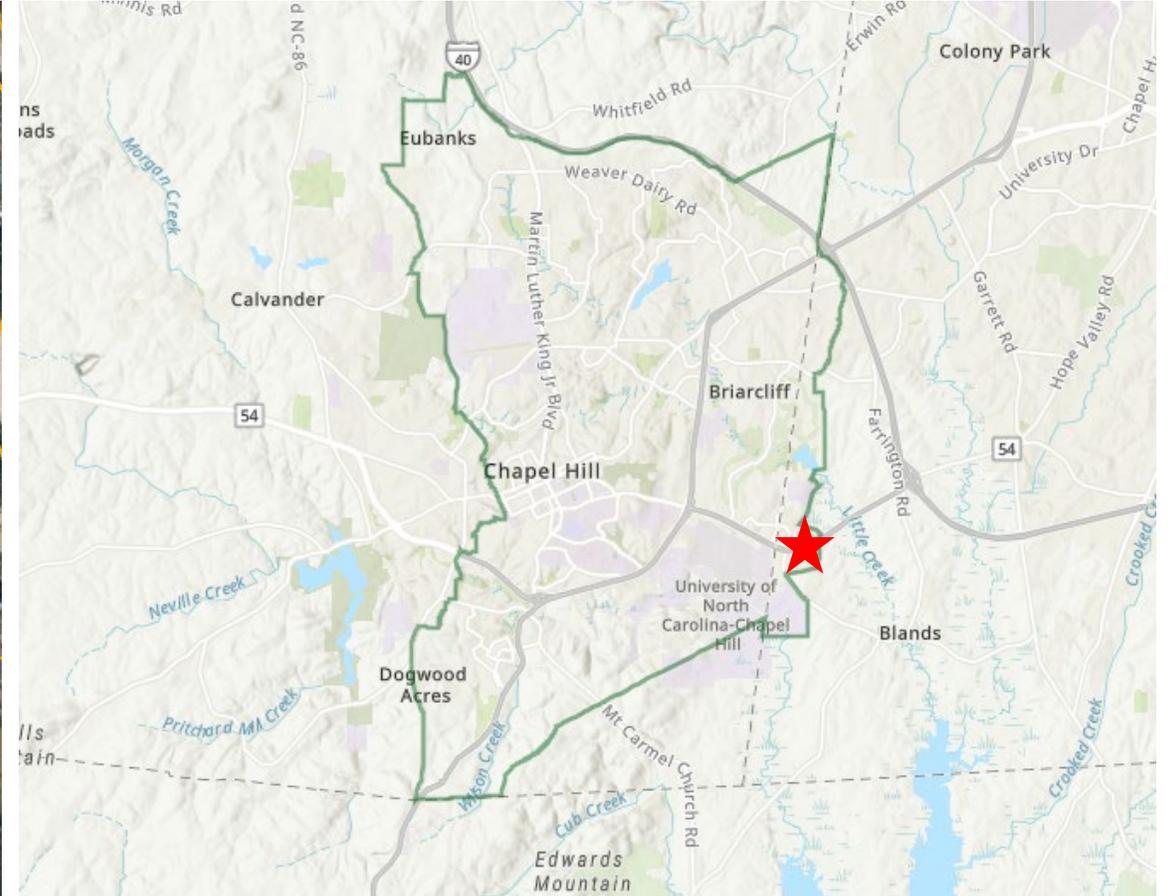


**COSGROVE HILL**  
COSGROVE HILL  
Chapel Hill, North Carolina  
129 Luxury Apartment Units  
Delivered in 2009

# Northwood Ravin Chapel Hill Communities

# EXISTING CONDITIONS

## LOCATION

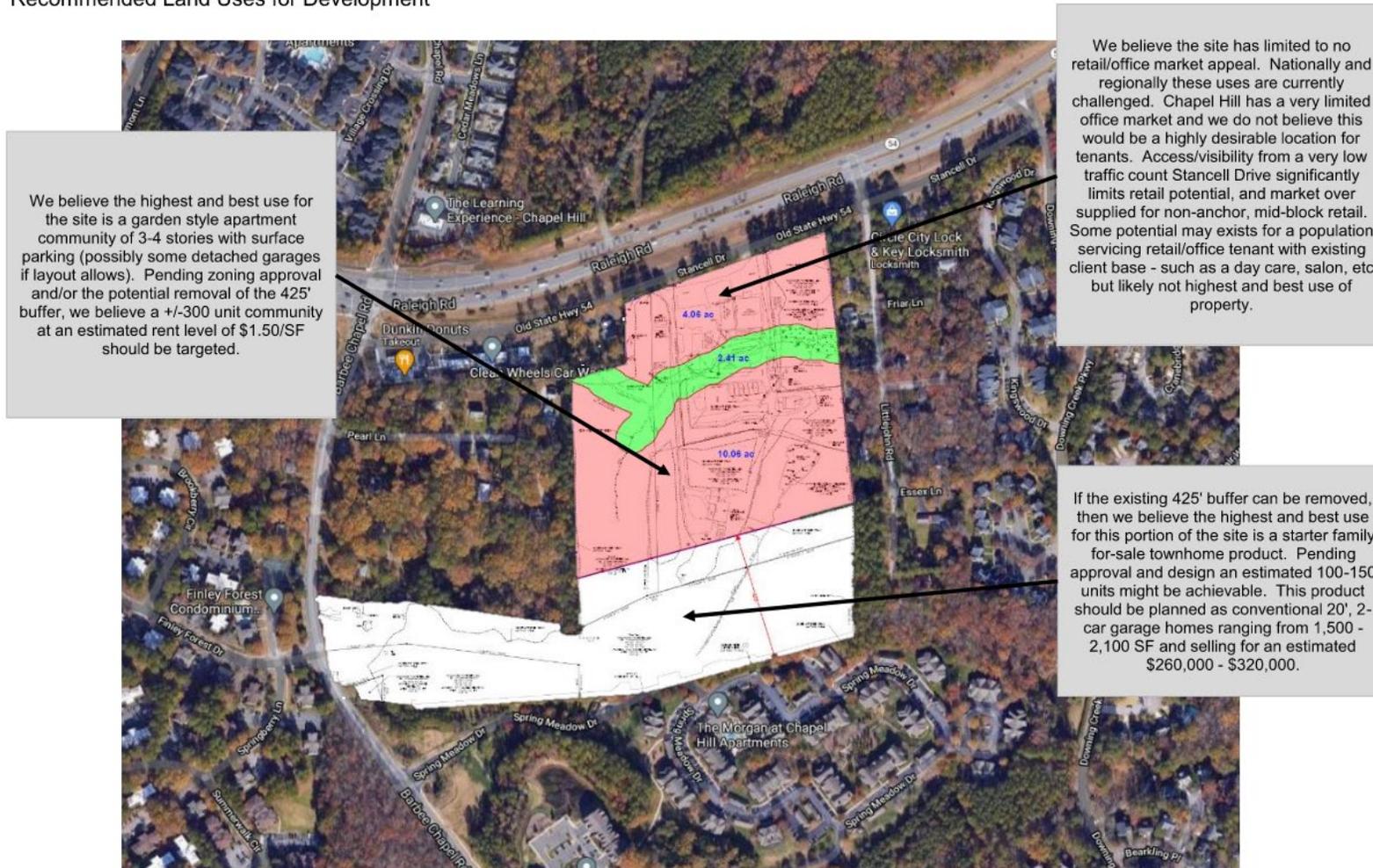


## SITE HISTORY

# HIGHEST AND BEST USE

Woodmont Highest and Best Use Study completed by Noell Consulting Group  
Presented to Town of Chapel Hill Council Committee on Economic Sustainability February 12, 2021

### Exhibit 26 Recommended Land Uses for Development



SOURCE: Noell Consulting Group

PROPOSED PLAN  
**PLAN RENDERING**



BARBEE CHAPEL ROAD

RALEIGH ROAD

STANCELL DRIVE

LITTLEJOHN ROAD

SPRING MEADOW DR

BLOCK 'A'

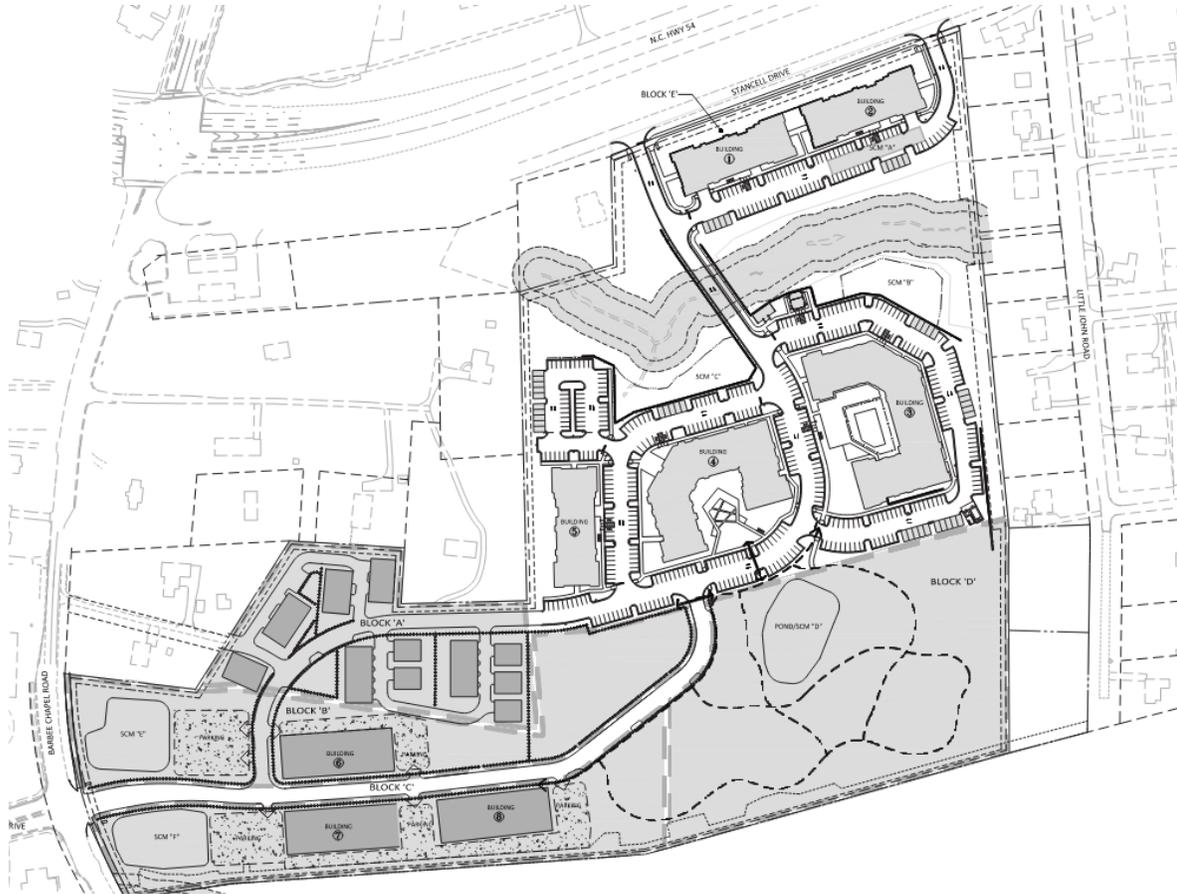
BLOCK 'B'

BLOCK 'C'

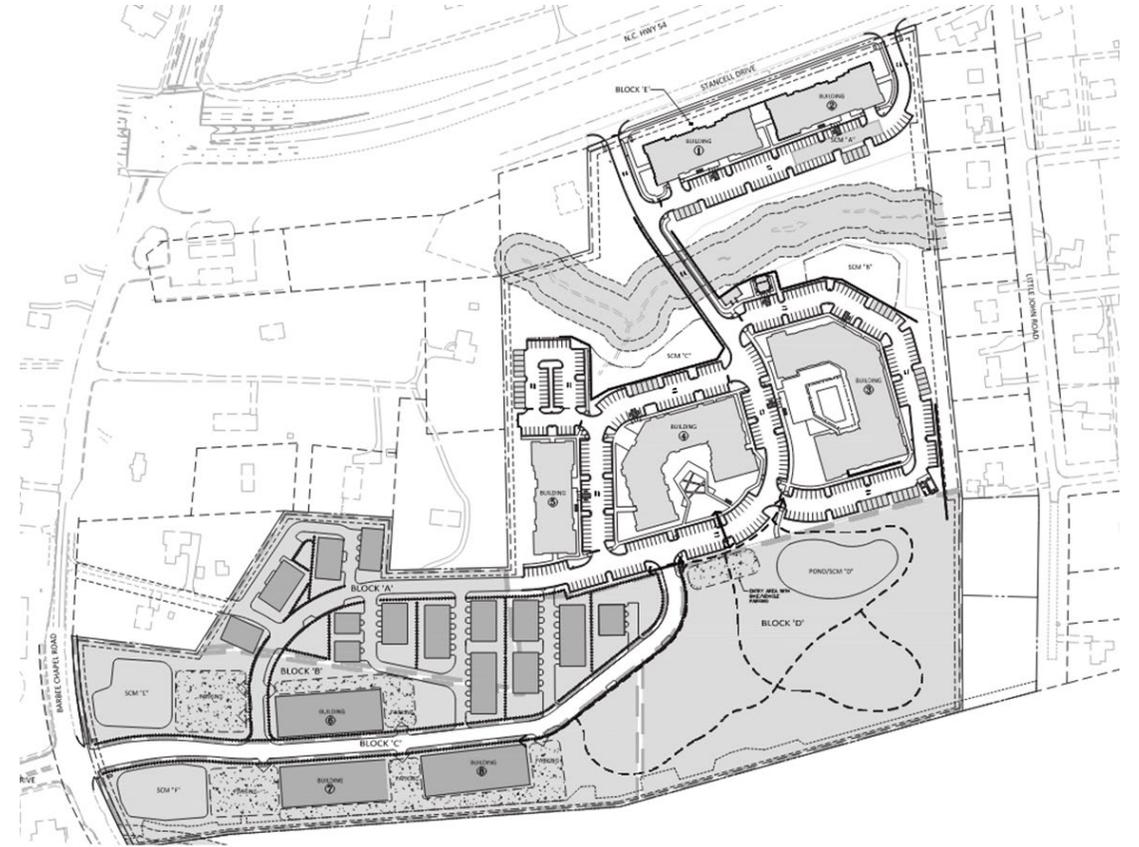
BLOCK 'D'

PROPOSED PLAN  
**BLOCK CONCEPTS**

EXAMPLE 1



EXAMPLE 2



PROPOSED PLAN  
**BLOCK CONCEPTS**

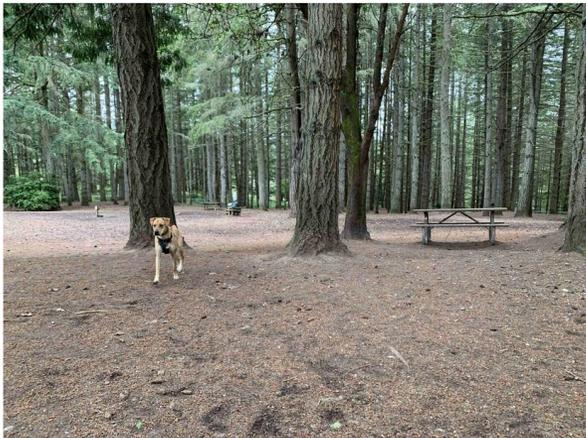
EXAMPLE 1



PROPOSED PLAN  
**AERIAL RENDERING**



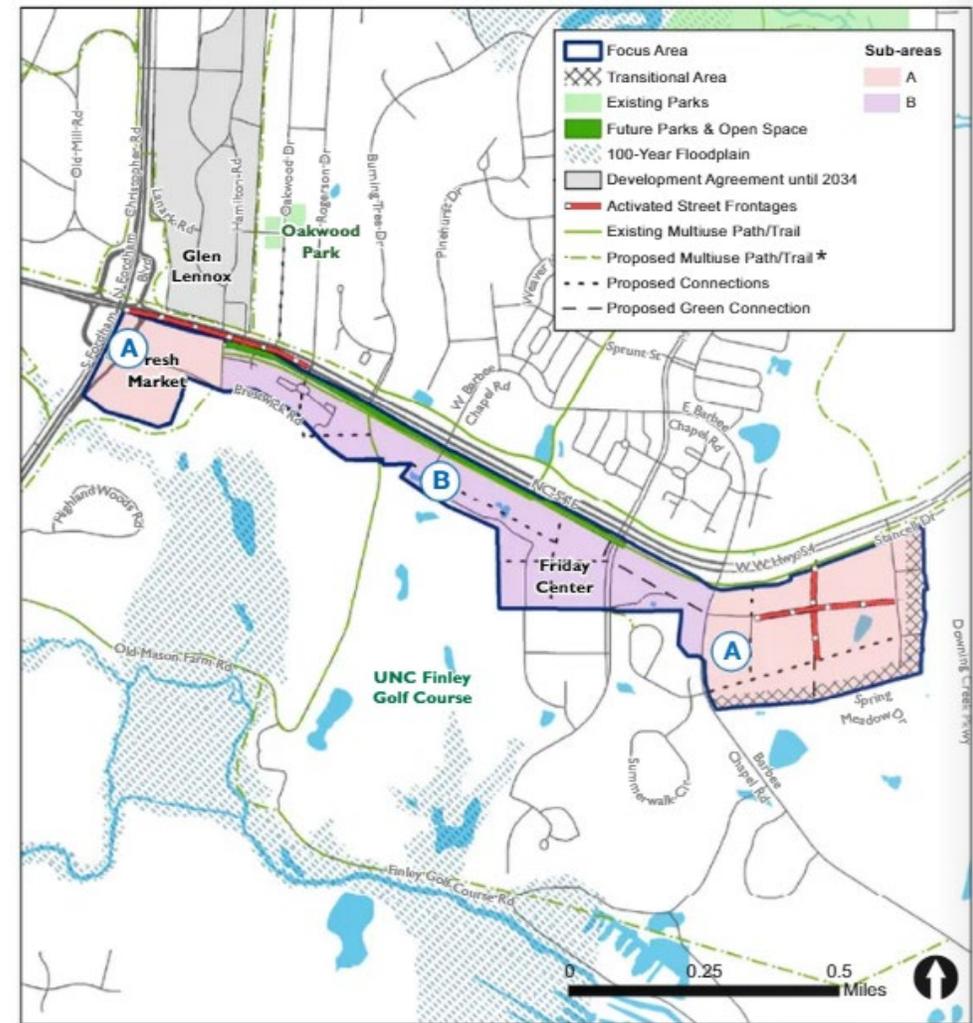
PROPOSED PLAN  
**BLOCK D CONCEPTS**



## EXISTING CONDITIONS

# FUTURE LAND USE + ZONING

- NC 54 Corridor (Sub-Area A)
- Primary Uses: **Multifamily Residential**, Shops, Offices, Commercial/Office
- Secondary Uses: **Parks and Green/Gathering Space, Townhouses & Residences**, Institutional/University/ Civic
  
- Current Zoning: MU-V
- Proposed Zoning: R-6-CZD



# COMPLETE COMMUNITIES

## Land Use and Housing

- > Meets FLUM goals for multifamily residential
- > 390-500 units / 11-15 dwelling units per acre

## Mix of Housing and Affordability

- > Mix of rental housing types – apartments, townhomes, cottages
- > Affordable Housing
  - Option 1: 36 units\* (10% of the market rate units) will be rented at affordable rates based on 60% AMI (18 units) and 80% AMI (18 units)
  - Option 2: 26 units\* (7% of the market rate units) will be rented at 60% AMI

\*Number of units above based on 390 units, if more units are constructed the number of affordable units increases respectively.

## Parking

- > Tuck under garage to reduce impervious
- > Parking within LUMO minimum and maximum

## Walkable and Bikeable

- > Multi-use paths along all frontage on Stancell Dr and Barbee Chapel Rd
- > Network of trails through open space
- > Two connections to Barbee Chapel Apartments



# PROPOSED PLAN

## COMPLETE COMMUNITIES

### Bus lines

- > Nearby transit across Barbee Chapel Rd

### Quality Design and Placemaking

- > Over 5.8 acres of contiguous land preserved for open space, recreation, and tree preservation (Block D)
- > Amenity courtyards
- > Continuous main street from Barbee Chapel Apartments through Hillmont

### Respectful of Surrounding Neighborhoods

- > Coordination with adjacent Barbee Chapel Apartments
- > Increased buffer adjacent to Little John Road single family homes

### Respect for Natural Landscapes

- > Stream restoration
- > Block D open space

### Energy Management

- > 3% of parking is EV and 20% is EV ready
- > Green Globe certification, all electric residential units, LED lighting, programmable thermostats



# QUESTIONS



PROPOSED PLAN

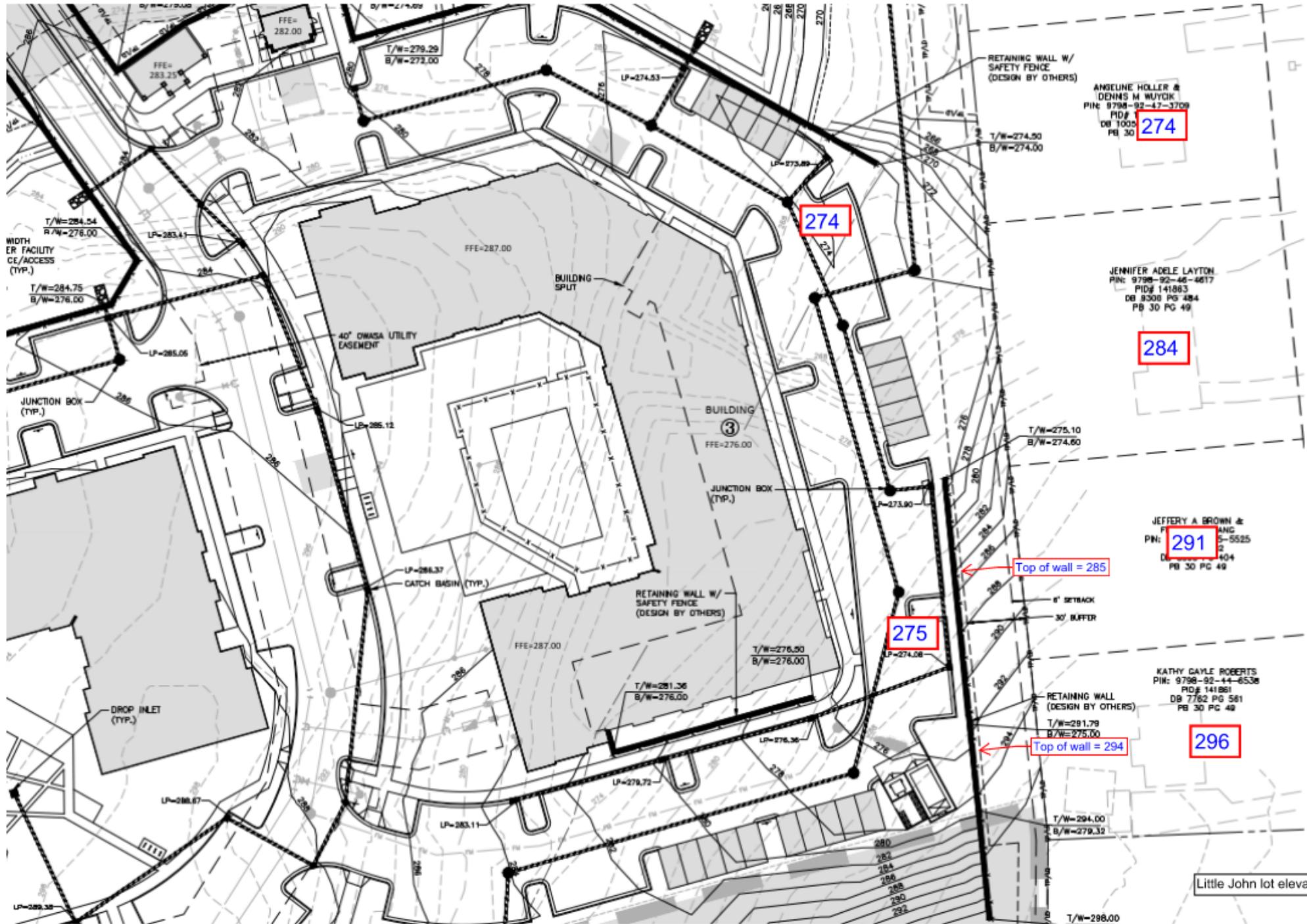
# TRANSPORTATION IMPROVEMENTS



- Construct a 75' northbound right-turn lane

- Restripe Eastbound approach to provide separate left and right-turn lanes extending to Springberry Lane
- Construct a 100' southbound left-turn lane on Barbee Chapel Road
- Construct a 100' northbound left-turn lane on Barbee Chapel Road

- Extend westbound left-turn lane on NC 54 to provide 250' of storage
- Restripe Little John Road between NC 54 and Stancell Drive to provide separate left and right-turn lanes



Little John Road

ANGEUNE HOLLER &  
DENNIS M WUYCK  
PIN: 9798-92-47-3709  
PID# 141883  
DB 8300 PG 484  
PB 30 PG 49  
**274**

JENNIFER ADELE LAYTON  
PIN: 9798-92-46-4617  
PID# 141883  
DB 8300 PG 484  
PB 30 PG 49  
**284**

JEFFERY A BROWN &  
ANG  
PIN: 9798-92-44-5525  
PID# 141881  
DB 7762 PG 581  
PB 30 PG 49  
**291**

KATHY GAYLE ROBERTS  
PIN: 9798-92-44-6538  
PID# 141881  
DB 7762 PG 581  
PB 30 PG 49  
**296**

**274**

**275**

Top of wall = 285

Top of wall = 294

Little John lot elevations from Durham GIS

