

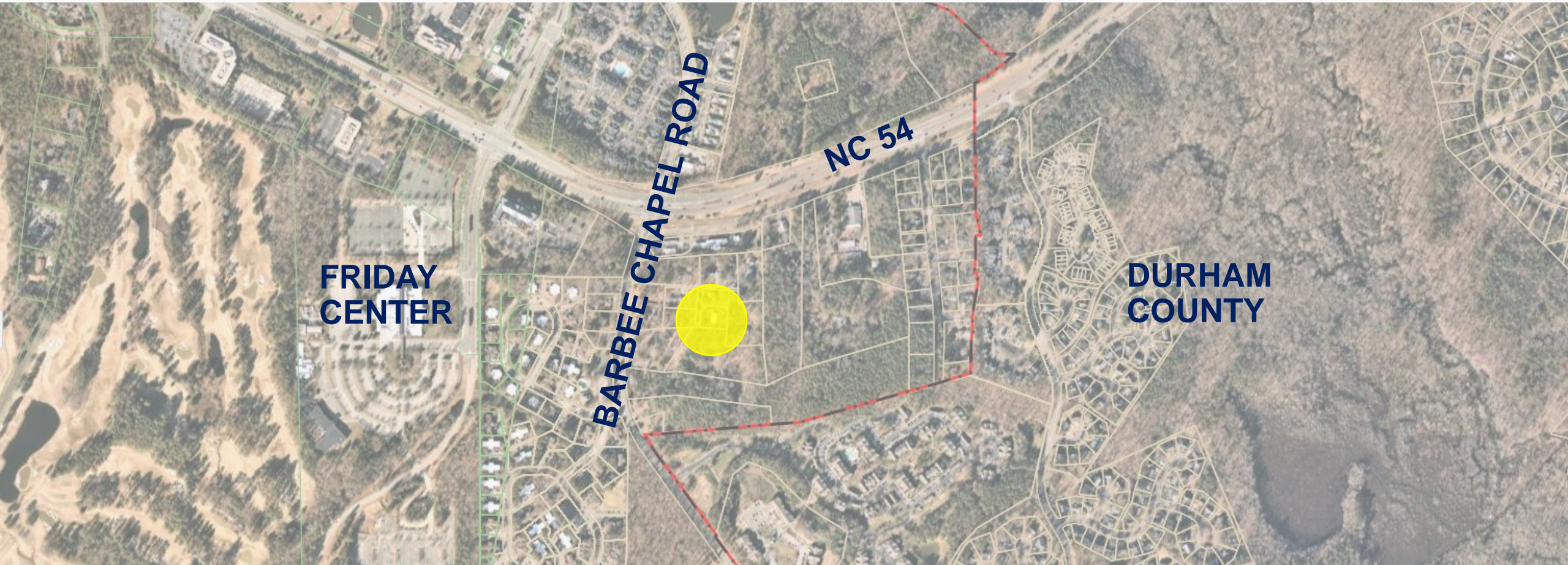


COUNCIL MEETING

CONCEPT PLAN

Barbee Chapel Residential

June 15, 2022





Recommendation

- ❑ Adopt a Resolution, transmitting comments to the Applicant regarding the proposed development (*R-16*)





Concept Plans

- No Decision; Feedback Only
- Applicant provides a rough sketch
- Staff does not conduct a formal review
- Advisory Board preliminary feedback





Project Summary

- ❑ 10.5-acre site
- ❑ 10 parcels in Durham Co.
- ❑ Residential-2 zoning
- ❑ 325-355 multi-family dwelling units
- ❑ Affordable housing
- ❑ Collaboration with adjacent project





Advisory Board Comments

Community Design Commission

- Internal connections and central green space
- Building orientation
- Incorporation of playground into design
- Concerns about impervious and density
- Impact of at-grade parking
- Pedestrian connection to the gas station

Housing Advisory Board

- More units to households earning at or below 60% AMI

Stormwater Management Utility Advisory Board

- Exceeding impervious limit
- Exceeding density and floor area limits
- Use of medians as stormwater devices
- Retention of existing tree canopy
- Consider parking reductions
- Location of stormwater control measures



Town Urban Designer's Comments

- Consider a street-oriented circulation and parking design
- Consider organizing buildings around a central green space/plaza
- Integration with Hillmont proposal
- Create a gateway space/feature at entrance
- More diversified housing types
- Farmhouse/traditional architectural images



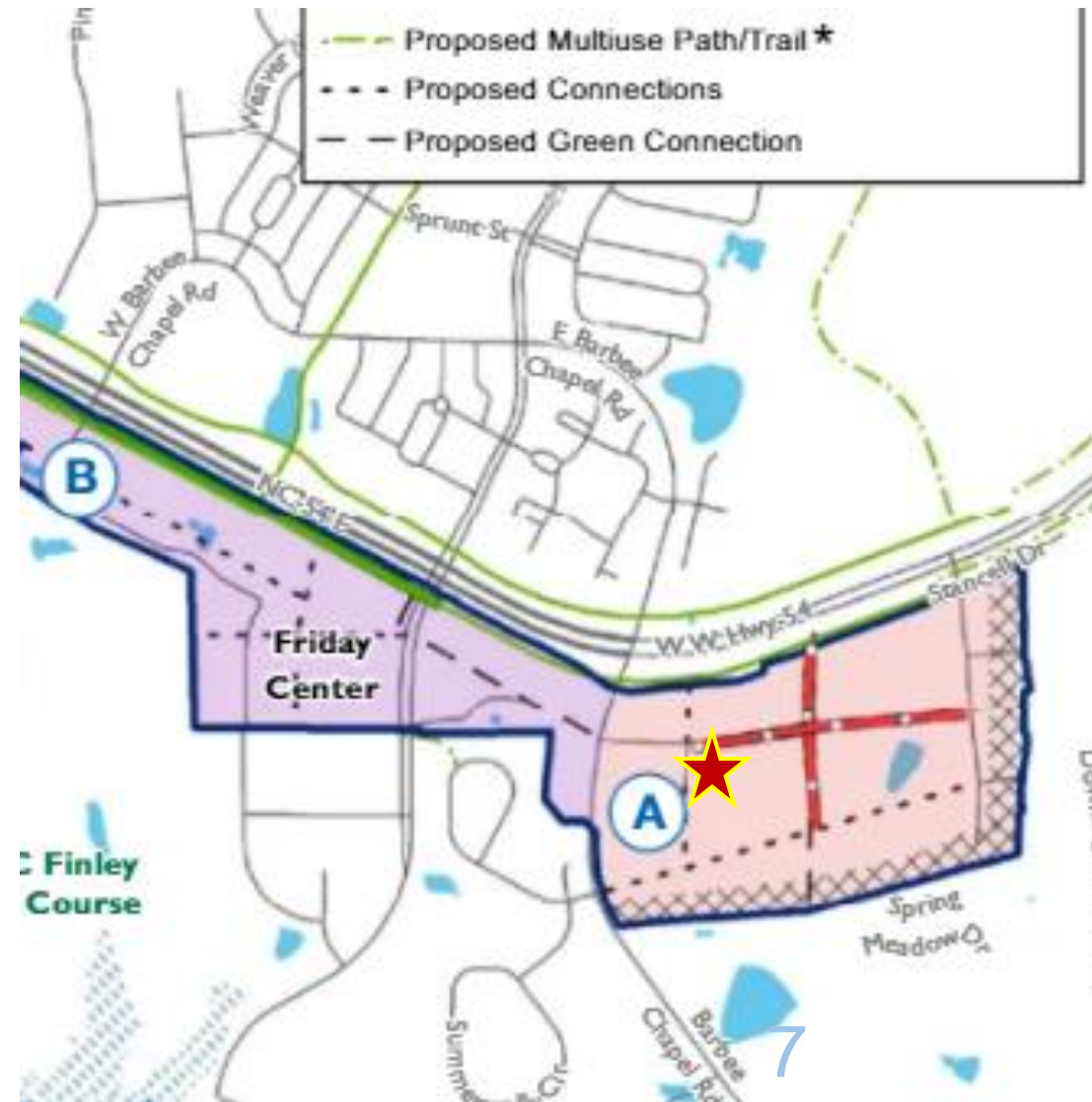
Long Range Evaluation

NC 54 Corridor Subarea A

Character Types and Height in 2050: NC 54 Corridor

● Primary (predominant land uses)
 ⊙ Secondary (appropriate, but not predominant)
 ⊖ Discouraged

	Sub-Area A	Sub-Area B
Multifamily, Shops & Offices	●	●
Multifamily Residential	●	⊙
Commercial/Office	●	●
Parks and Green/Gathering Spaces	⊙	●
Townhouses & Residences	⊙	⊙
Institutional/University/Civic	⊙	●
Typical Height	6 stories	6 stories
Transitional Area Height	Up to 4 stories	N/A
Activated Street Frontage Height	6 stories	N/A





Recommendation

- ❑ Adopt a Resolution, transmitting comments to the Applicant regarding the proposed development (*R-16*)

