

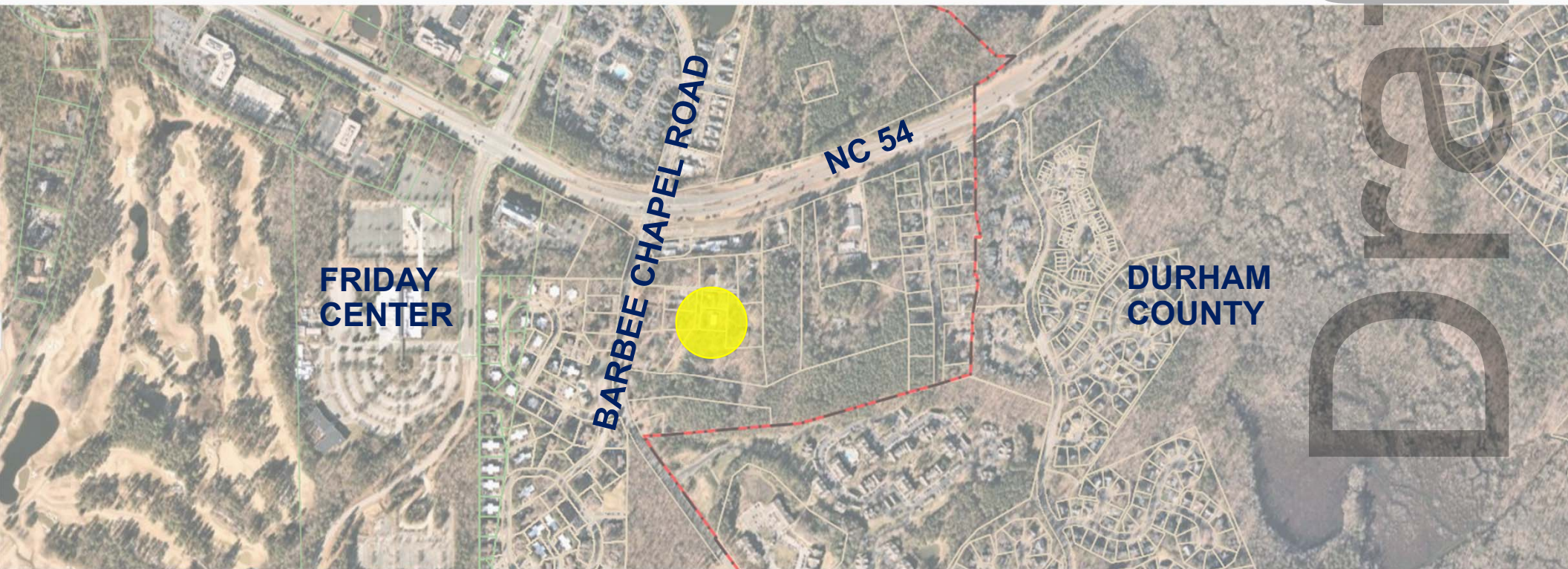


# COUNCIL MEETING

# CONCEPT PLAN

## Barbee Chapel Residential

June 15, 2022





# Recommendation

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





# 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





# Advisory Board Comments

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- Community Design Commission
  - Internal connections and central green space
  - Building orientation
  - Incorporation of playground into design
  - Concerns about impervious and density
  - Buffers to adjacent gas station
  
- Housing Advisory Board
  - *To be added*
  
- Stormwater Management Utility Advisory Board
  - *To be added*

Draft



# Town Urban Designer's Comments

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- 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

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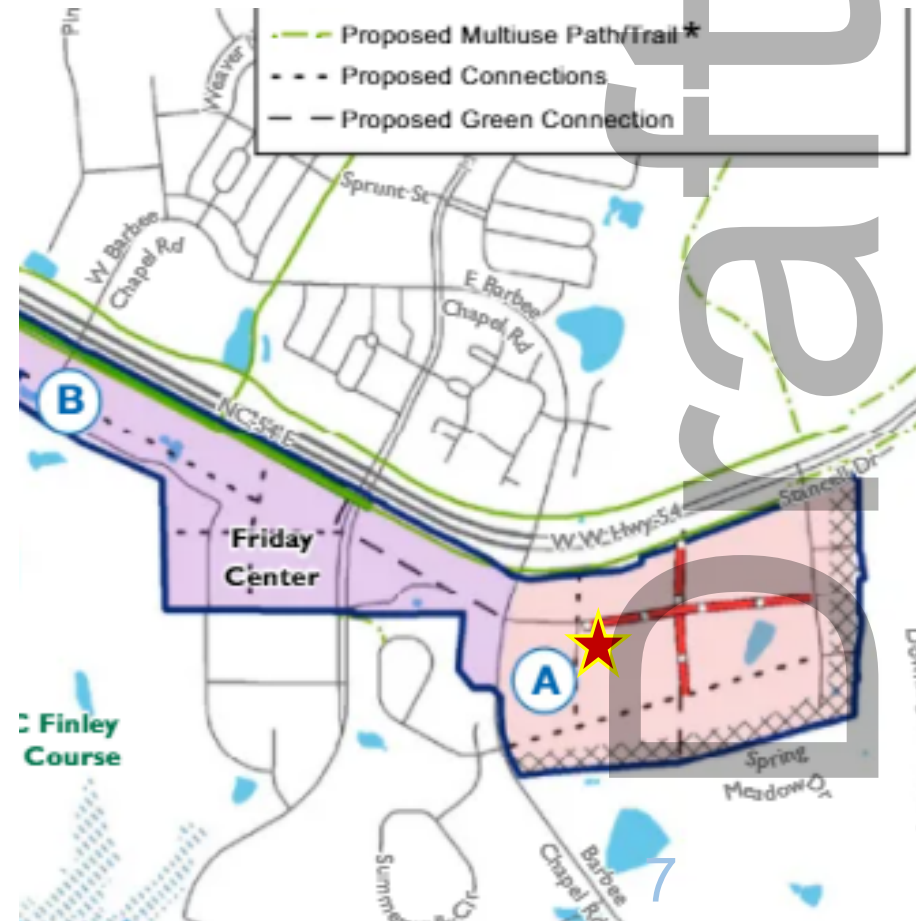
# Long Range Evaluation

## 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        |





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