



Hillmont: Conditional Zoning

Planning Dept. Staff: Britany Waddell, Judy Johnson, Corey Liles, Tas Lagoo, and Katherine Shor

Planning Commission Meeting Date: September 19, 2023

Project Overview

- McAdams, on behalf of Northwood Ravin, requests to rezone the property located at 138 Stancell Drive from Mixed Use Village (MU-V) to Residential-6 Conditional Zoning District (R-6-CZD).
- The Conditional Zoning District would replace the Special Use Permit (SUP) and Master Land Use Plan (MLUP) for the site approved in 2009.
- The applicant proposes to organize the site into “Blocks” of rental multifamily dwelling units, for a total of 390-500 units.
- The applicant proposes five apartment buildings measuring 4-5 stories in height with surface and some structured parking in “Block E”.
- The applicant proposes residential uses up to 3 stories with associated parking in “Block A”, “Block B”, and “Block C”.
- “Block D” would include open space, active and passive recreation, park space, dog park, and vehicular and bicycle parking.
- Between 7 and 10 percent of units would be income-restricted for households that earn 60-80% Area Median Income.

Staff Recommendation & Analysis

	<p>Staff recommend approval the project following resolution of the issues below:</p> <ol style="list-style-type: none"> 1. Internal connectivity 2. Design guidelines 3. Publicly accessible open space 4. Stormwater design 5. Affordable housing
--	---

1. Internal Connectivity: Staff recommend the applicant provides activated street frontages and multiple options for internal connections for pedestrians, cyclists, and vehicles.

The façades of the new multi-family buildings should engage with the street and encourage activity along the street front to be consistent with the Future Land Use Map (FLUM), NC 54 Focus Area Sub-Area A. In addition, Staff have requested multiple options for internal connections between Barbee Chapel Apartments, Block E, and surrounding public right-of-way. Council should require at least two vehicular and pedestrian connections to the site adjacent to the Western property line.

Note: Applicant provided revised plans that illustrate two internal connections to the adjacent development, Barbee Chapel Apartments. In response to a recommendation for activated street frontages, applicant relocated garages from a parking area and propose trellises on parking medians. Staff have not fully reviewed these revisions and cannot confirm that the revisions resolve this key issue.

- 2. Design Guidelines:** Staff recommend requiring the applicant to develop design guidelines for Blocks A, B, and C that are reviewed by the Community Design Commission and approved by the Town Manager.

The applicant is requesting a modification to regulations for the definition of a “district specific plan” that allows them to provide undesigned Blocks (A, B, and C) with specified uses, heights, and potential connections between Blocks. Staff have requested additional detail about these Blocks and received response that the applicant cannot commit to specific design or structures due to a title encumbrance from the property owners located south of this proposed development. Design guidelines for the site are supportive of the intent of NC 54 Focus Area Sub-Area A and support the Future Land Use Map goal of creating the quality of design and development the Town desires.

- 3. Publicly Accessible Open Space:** Staff recommend the applicant provides the open space in “Block D” as a publicly accessible amenity to the surrounding community.

The applicant has committed to preserving 5.93 acres of the Block D area as passive recreation, trails, and a water feature. Staff requested that the applicant program this portion of the site to support access for all Chapel Hill residents and for consistency with Complete Communities, “Access to Green Space”. This could be achieved through site improvements to make the open space more visible and wayfinding tools that invite residents to interact with the space.

Note: Applicant provided revised plans that illustrate two internal connections to the adjacent development, Barbee Chapel Apartments. In response to a recommendation for activated street frontages, applicant relocated garages from a parking area and propose trellises on parking medians. Staff have not fully reviewed these revisions and cannot confirm that the revisions resolve this key issue.

- 4. Stormwater management design:** Staff recommend that the applicant provide Stormwater Control Measures that are designed for the 100-year storm event to support the goal of sustainable urban design.

Applicant has committed to meeting current LUMO standards. However, staff advised the applicant that the LUMO standard is under revision and will be updated to reflect this sustainable design principle.

- 5. Affordable Housing:** Staff recommend the applicant adhere as closely as possible to the Housing Advisory Board (HAB) Guiding Principles for Affordable Rental Housing which calls for at least 15 percent of market rate units be affordable to households earning 60 percent of the Area Median Income (AMI).

The applicant offers a lower percentage of affordable housing units serving households at higher income levels than the HAB policy. However, their proposal to include 7% or 10% of units as affordable on site improves on the initial proposal to dedicate land with no clear source of funding for affordable housing development. In addition, the proposal is in line with recent voluntary affordable housing plans that Council has approved in rental projects.

6. Modifications to Regulations: Staff recommend approval of all requested modifications to regulations.

Staff have reviewed all requested modifications to regulations and find that the public purpose is served to an equivalent or greater degree by the requested modifications. All modifications are shown in Draft Ordinance A and the applicant materials.

Summary of Comprehensive Plan Consistency

The proposal is consistent with some elements of the Comprehensive Plan. Additional information regarding the project's consistency with the Comprehensive Plan can be found in the Applicant Materials and Zoning Atlas Amendment Analysis.

[Future Land Use Map \(FLUM\)](#)



The proposed rezoning is consistent with the character envisioned by the FLUM as the proposal emphasizes providing multifamily residential. The FLUM supports maintaining Chapel Hill's appearance through encouraging quality of design and development through design guidelines. The applicant is willing to develop design guidelines for Blocks A, B, and C.



The FLUM calls for a connected street network to reduce vehicle trips. The applicant is not providing internal connections to adjacent properties. FLUM calls for "activated street frontages" and applicant is proposing ground-level residential units abutting parking areas that do not contribute to activated street frontages.

Note: Applicant provided revised plans that illustrate two internal connections to the adjacent development, Barbee Chapel Apartments. In response to a recommendation for activated street frontages, applicant relocated garages from a parking area and propose trellis' on parking medians. Staff have not fully reviewed these revisions and cannot confirm that the revisions resolve this key issue.

[Complete Community Strategy](#)



The plan links adding density and sustainability by concentrating development along transit corridors, connected street networks, and within walkable neighborhoods (Goal 3). The plan also creates denser development that is less dependent on automobiles (Goal 2).



The applicant proposes to preserve 5.93 acres of the site as open space for passive and active recreation. Staff recommend that this open space be publicly accessible to meet the goals of the Complete Community Strategy.

[Climate Action and Response Plan](#)



The site offers an opportunity for infill development next to an existing neighborhood, with access to transit stops within walking distance along NC-54, Finley Forest Drive, and at the Friday Center. The applicant also proposes new multi-modal paths that could connect to future adjacent developments and multi-modal routes along NC-54. The applicant is providing spaces for electric vehicle charging.

[Mobility and Connectivity Plan](#)



New ten foot (10')-wide multi-modal paths are proposed along the Stancell Drive and Barbee Chapel Road frontages.

[Chapel Hill 2020](#)



As identified in the Resolution of Reasonableness and Consistency, the project furthers several goals of the Chapel Hill 2020 Comprehensive Plan.

[Shaping Our Future](#)



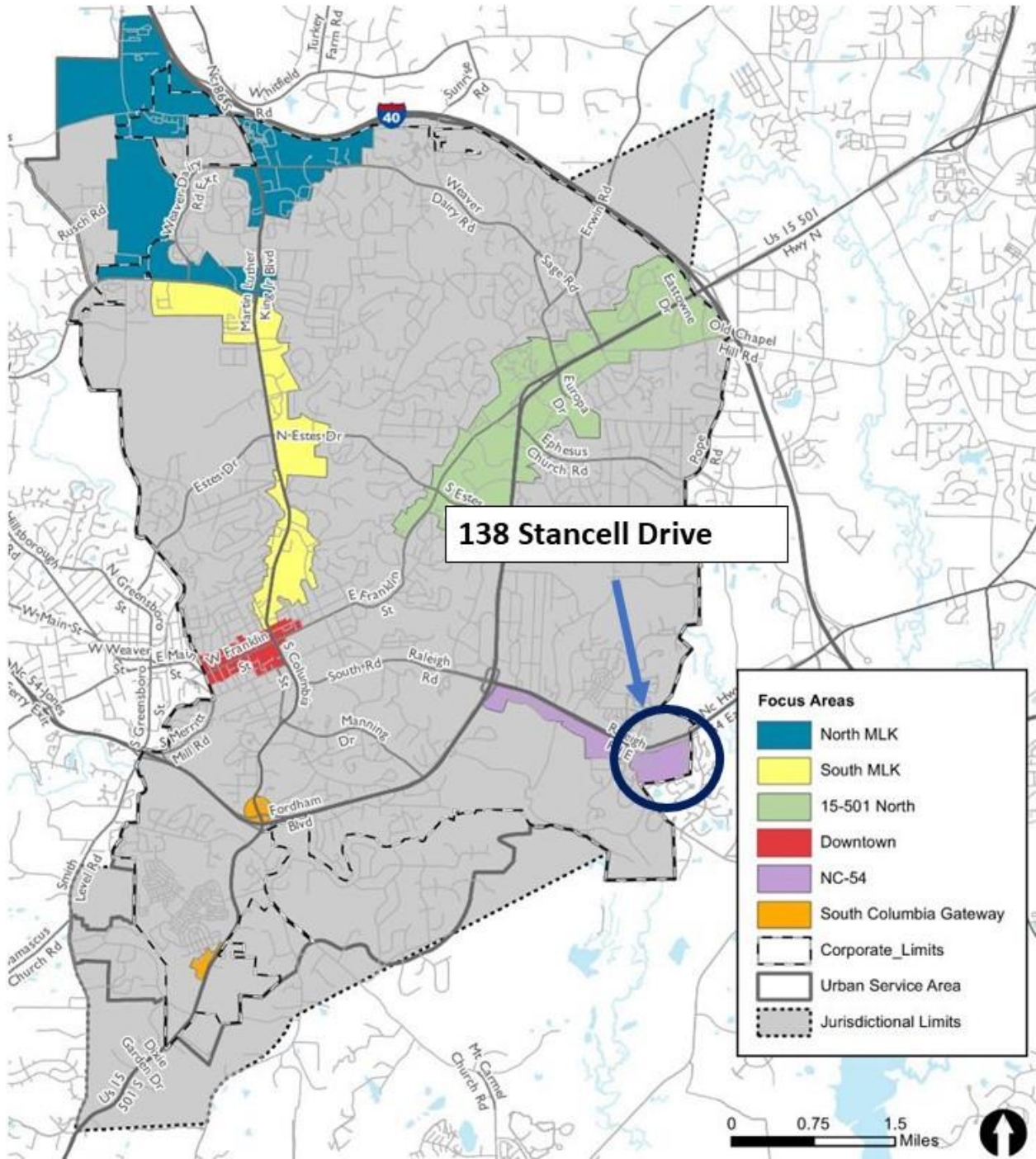
This project is in the NC-54 Focus Area of the Transit Oriented Development Plan. While outside of the BRT Corridor, NC 54 accommodates tens of thousands of people each day that travel to UNC Health, UNC Chapel Hill, and the downtown area.

Public Comment

Areas of concern identified by members of the public are noted below. Engagement related to this project has included one (1) virtual public information meeting. Staff have not received significant numbers of phone calls or emails regarding the project.

Residents commented on increased vehicular traffic in an area that is congested; providing adequate sidewalks and crossings for pedestrian safety; existing stormwater runoff of adjacent properties and how this proposed development may impact runoff volume and rates; and the length of time that construction may take place to anticipate associated noise.

Project Location (Map)



Attachments

Applicant Materials

1. Applicant's Requested Modifications to Regulations, Statements of Justification, and Comprehensive Plan Compliance
2. Applicant's Draft Presentation
3. Site Plan Documents
4. Other Applicant Materials

Staff Materials

5. Zoning Atlas Amendment Analysis
6. Transportation Impact Analysis Executive Summary

Draft Ordinance and Resolutions

7. Resolution A – Consistency and Reasonableness
8. Ordinance A – Approving the Application