



LONG-RANGE PLANS EVALUATION

Hillmont

The following report provides an evaluation by Planning Staff of the Concept Plan site, based on long-range planning considerations.

PROPERTY ADDRESS 138 Stancell Drive	APPLICANT McAdams, on behalf of Northwood Ravin	CURRENT ZONING DISTRICT Mixed Use Village (MU-V)
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EXISTING LAND USE Vacant / Undeveloped	PROPOSED LAND USE Multi-Family
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SURROUNDING PROPERTIES – EXISTING LAND USES
 NC-54 Vacant (North), Multi-Family (South), Residential (East), Residential (West)

FUTURE LAND USE MAP (FLUM) FOCUS AREA NC-54 Corridor	FLUM SUB-AREA A
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OTHER APPLICABLE ADOPTED PLANS	
<input checked="" type="checkbox"/> Mobility and Connectivity Plan <input type="checkbox"/> Parks Comprehensive Plan <input checked="" type="checkbox"/> Greenways Master Plan <input checked="" type="checkbox"/> Chapel Hill Bike Plan <input checked="" type="checkbox"/> Cultural Arts Plan	<input checked="" type="checkbox"/> Stormwater Management Master Plan <input checked="" type="checkbox"/> Climate Action and Response Plan (NEW) <input type="checkbox"/> West Rosemary Street Development Guide <input type="checkbox"/> Central West Small Area Plan

SUMMARY OF PLAN CONSIDERATIONS AFFECTING SITE
 Map excerpts on following pages demonstrate the Plan Considerations listed below. The location of Hillmont is marked with the symbol.

Future Land Use Map (FLUM)

- The project is located in the NC-54 Corridor Future Focus Area, Sub-Area A.
- Multifamily Residential is identified as one of the appropriate Primary land uses.
- Typical Height in the Sub-Area is 4-6 stories.
- No features are shown for Transitional Area, Activated Street Frontages, Proposed Connections, or Future Parks & Open Space impacting the site.

Mobility and Connectivity Plan

- The site has minimal road frontage.
- Multi-Use Path/Greenway is proposed on the north edge of the site along NC-54.
- A future *Bus Rapid Transit station* is located within ¼ mile of the site. The applicant should **coordinate with Chapel Hill Transit** for the latest information on BRT design, station locations and any potential connections.

Greenways Master Plan

- Proposed paved, north side of site along NC-54.
- The applicant should **coordinate with Chapel Hill Parks & Recreation** for the latest information on trail alignment, design, and construction timing.

Chapel Hill Bike Plan

- Mapping of future bike facilities in the Bike Plan is superseded by the Mobility and Connectivity Plan. The Bike Plan provides some additional detail on facility design.

Cultural Arts Plan

- No opportunities for integrating public art are identified at locations that impact the site. There are adjacent nodes adjacent to the site.

Stormwater Management Master Plan

- The site is mostly located in the Little Creek Arm Subwatershed, with an eastern portion of the site located in the Cedar Fork Subwatershed (BL8). The applicant should **coordinate with Chapel Hill's Stormwater Management Division** to understand relevant stormwater considerations.

Climate Action and Response Plan (NEW)

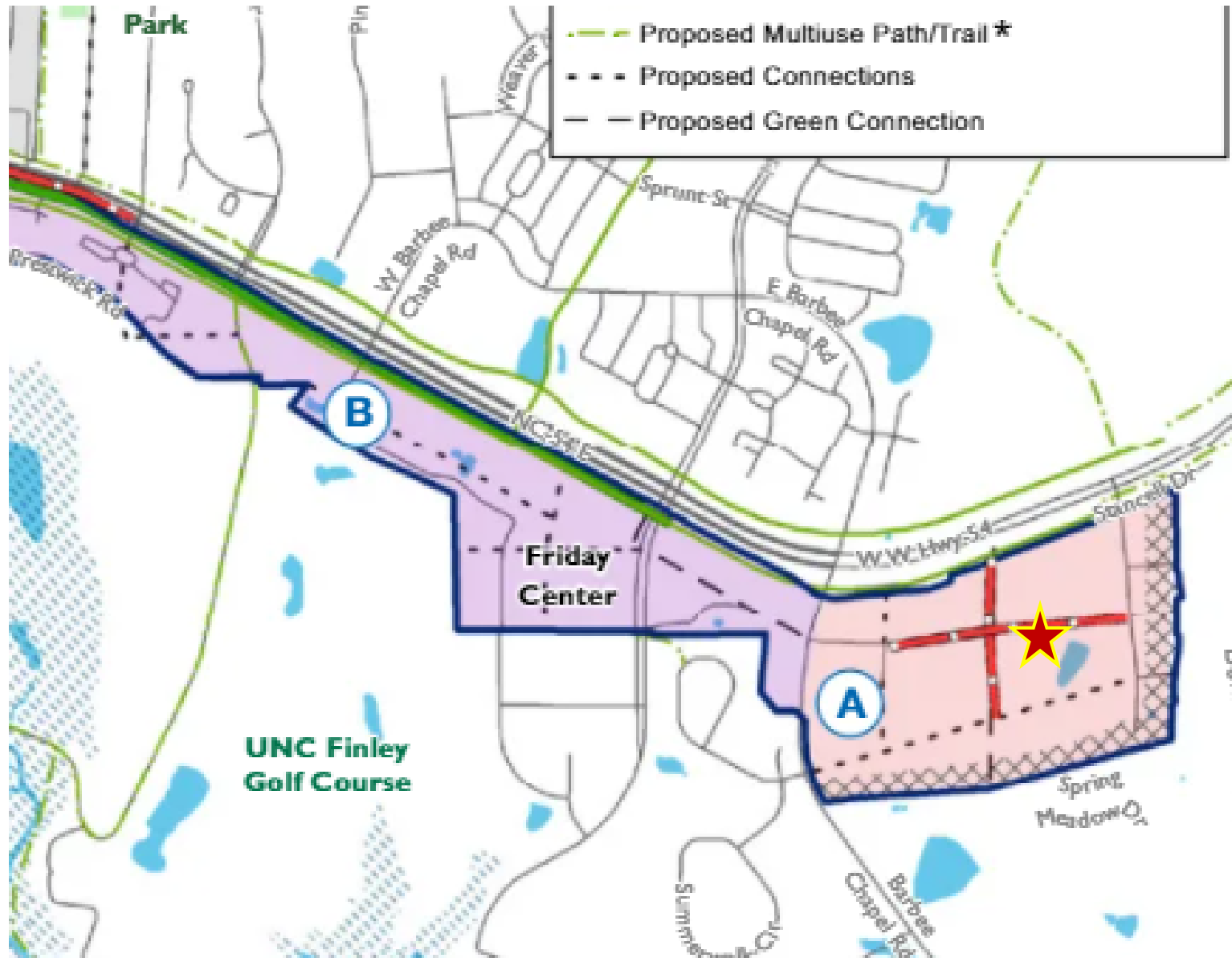
(Note: no map excerpt provided, as the Plan is generally text-based)

- Developing the site in accordance with the Future Land Use Map and Mobility Plan would contribute to the following Plan actions:
 - Create walkable, bikeable, transit-served neighborhoods
 - Increase bicycling, walking, and transit use
- Conditions for development could contribute to the other actions in the plan such as:
 - Net-zero emissions for new construction
 - Create a town-wide EV charging station network
 - Protect water quality, natural, and agricultural resources
 - Enhance green infrastructure

CONCEPT PLAN REPORT

Hillmont

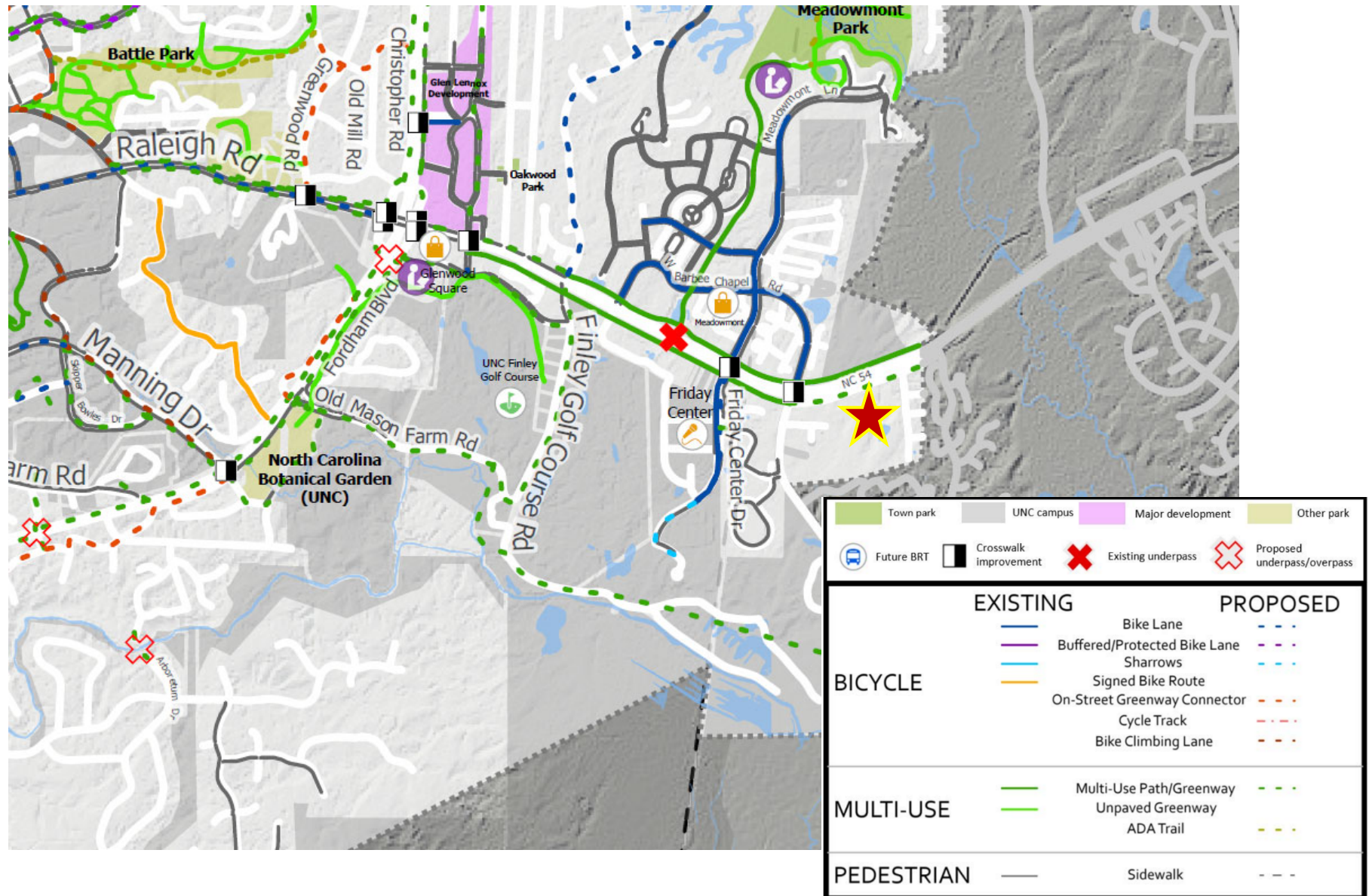
Future Land Use Map (Excerpt)



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Hillmont

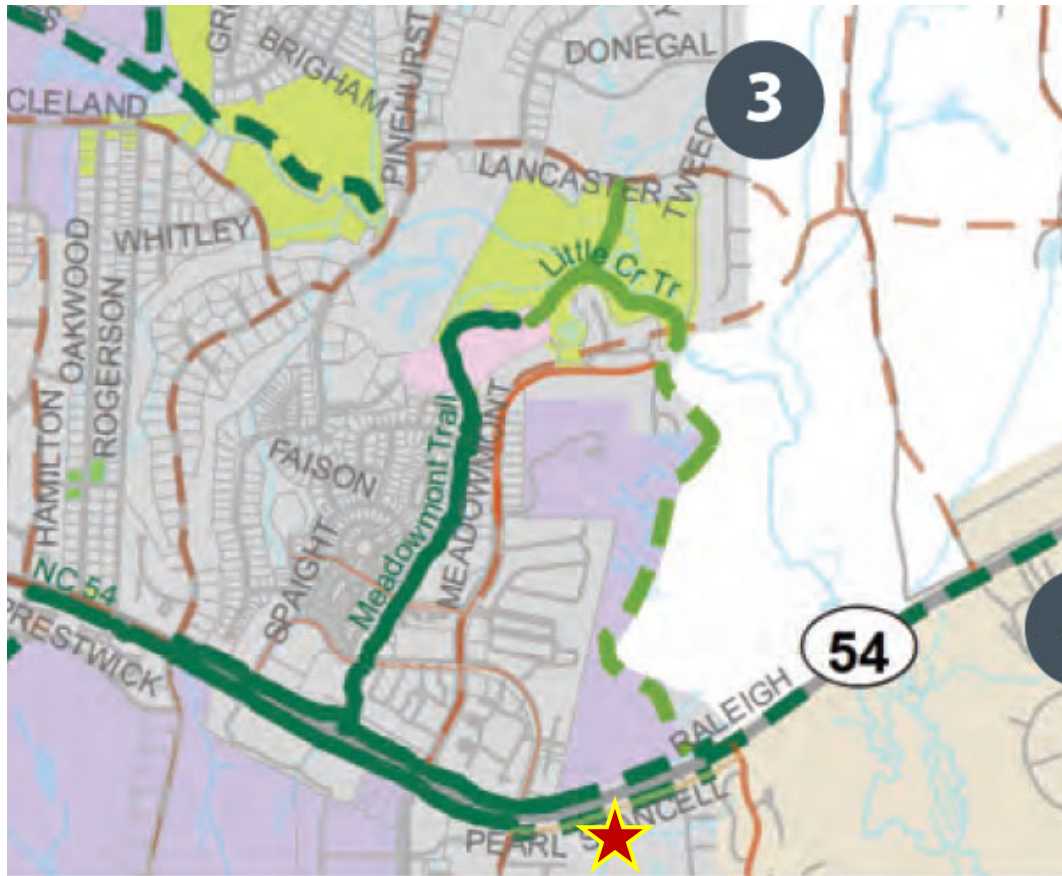
Mobility and Connectivity Plan (Excerpt)



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Greenways Master Plan (Excerpt)



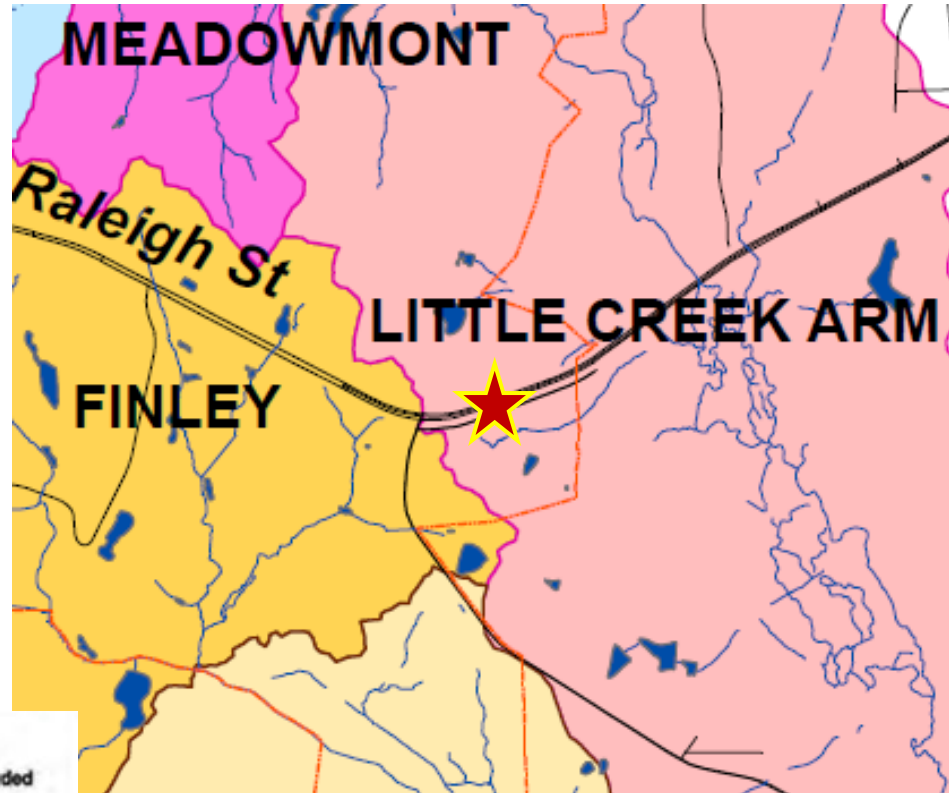
CONCEPT PLAN REPORT

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Cultural Arts Plan (Excerpt)







Stormwater Management Master Plan (Excerpt)






Legend



Opportunities for Intergrating Public Art into Town Master Plans & Action Plans

-  Gateway
-  Node of Intersecting Plans
-  Shared Improvement Corridor
-  Entranceway or Major Cross-Connector





Future Non-Street Pedestrian and Transit Facilities

-  Future Nature Trail
-  Proposed Paved Greenway
-  TTA Rail Corridor (Adapted 9-14-05)

Town Public Art: Existing or Funded

-  Existing Public Art
-  Funded & Planned Public Art

Public Lands & Town Boundaries

-  Town Owned Land
-  UNC Owned Land
-  Chapel Hill Town Limits
-  Chapel Hill Urban Services Boundary

