

04-19-2023 Town Council Meeting Responses to Council Questions

ITEM #20: Open the Legislative Hearing: Conditional Zoning Application for Barbee Chapel Apartments at 5101 Barbee Chapel Road

Council Question:

Town policy requests that 15 percent of units be affordable. The developer is proposing a maximum of 31 affordable units or less than nine percent of the planned 350 units. What is the rationale for this?

Staff Response:

Town staff share the HAB's Guiding Principles for Affordable Housing in Rental Housing Development with applicants, which among other things recommends 15% of units be affordable to households earning 60% or less of the Area Median Income (AMI). When the HAB reviewed this project in December 2022, they unanimously approved the project with the condition that if only 10% of units are affordable, that those units reach deeper affordability levels (i.e., 60% or less AMI) and if they could make 15% of units affordable they supported the proposed affordability mix at 65% and 80% AMI.

During discussions on this issue, the developer has stated that market conditions prevent them from offering additional affordable units.

Council Question:

Has the developer given consideration to making the townhomes for sale?

Staff Response:

The developer has stated during discussions on this point that for-sale townhomes have been considered but are not a viable option for this project.

Council Question:

The Council previously encouraged joint planning between this project and the proposed Hillmont project. Can the staff or applicant comment on the results of that planning and how it is reflected in the present proposal?

Staff Response:

The developer has met with the Hillmont team on multiple occasions. Delays experienced by the Hillmont team have complicated coordination efforts.

The developer has been highly responsive to staff input on how to relate their project to the Hillmont proposal. Based on input from the Town Urban Designer, the developer reconfigured their site plan to create several opportunities for vehicular and pedestrian connections to the

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Hillmont project site. Most notably, the developer reoriented their project around a strong east-west spine that bisects their site. The spine creates an opportunity to develop a main street that links the two developments.

To continue this effort, staff and the Urban Designer are working with the Hillmont developer to update their preliminary site plan and take advantage of the framework developed by the Barbee Chapel project. The conditional zoning application for Hillmont was submitted in March.

Council Question:

Only four percent of the units are three-bedroom. This would seem to discourage families. Would the developer be willing to expand the number of these units to make the project more family friendly?

Staff Response:

Staff will share this request with the developer so they may provide more information as part of their presentation.

Council Question:

Related to the above, there do not appear to be any facilities for children to play. Is it intended that this development not attract families with children?

Staff Response:

The developer intends to include a variety of unstructured, child-friendly features in keeping with the design principles of the [Natural Learning Initiative](#)¹.

Council Question:

Was the Town's traffic model used in carrying out the TIA?

Staff Response:

Yes. The TIA used the town-wide traffic model to study impacts within a bounded geographic area near the development site.

¹ <https://naturalearning.org/infosheetsleaflets/>