



**CONCEPT PLAN REVIEW: HILLMONT (Project #22-004)**

**SUMMARY REPORT**

TOWN OF CHAPEL HILL PLANNING DEPARTMENT  
 Colleen Willger, Director  
 Judy Johnson, Assistant Director

<b>PROPERTY ADDRESS</b> 138 Stancell Drive	<b>MEETING DATE</b> April 6, 2022	<b>APPLICANT</b> McAdams, on behalf of Northwood Ravin
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**STAFF RECOMMENDATION**  
 That the Council adopt the attached resolution transmitting comments to the applicant regarding the proposed development.

**PROCESS**

- Comments from the Community Design Commission, Stormwater Management Utility Advisory Board, Housing Advisory Board, and Town’s Urban Designer are attached.
- Because this review is a Concept Plan submittal, statements by individual Council members this evening do not represent an official position or commitment on the part of a Council member with respect to the position he or she may take when and if the Council considers a formal application.

**DECISION POINTS**

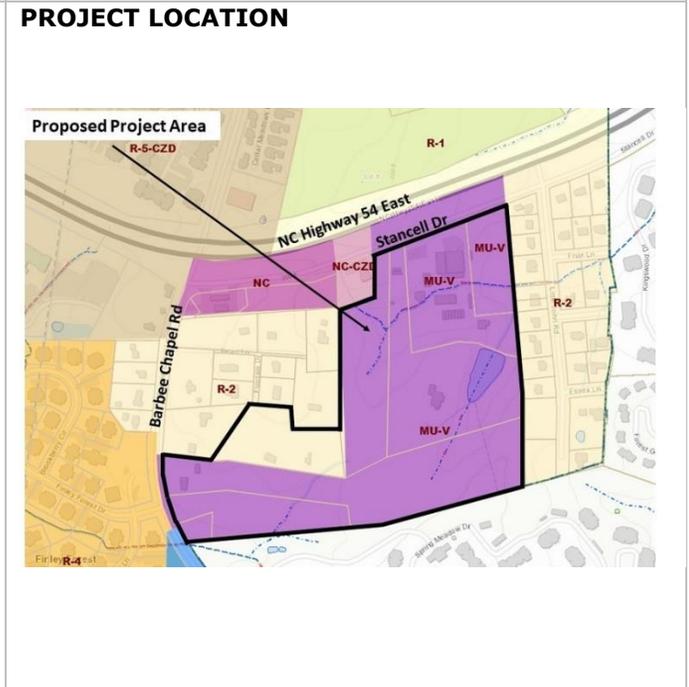
- A Conditional Zoning review is typically required for the formal application. Alternatively, the applicant could request a Development Agreement.
- The applicant has been advised to discuss their preferred process with Council tonight.

**PROJECT OVERVIEW**

The approximately 36-acre site, comprised of 10 parcels, is located southeast of the intersection of NC 54 and Barbee Chapel Hill Road. The property currently has several single-family dwelling units and some commercial properties. The site is currently zoned Mixed Use-Village (MU-V).

The applicant proposes to construct multifamily dwelling units ranging from garden style flats to multi-storied townhomes. The proposed project includes 375 garden style apartments and 75 rental townhomes. The applicant is considering reserving a portion of the property (1.5-acre site) for affordable housing.

Three points of access to the property are proposed with two access points to Stancell Drive and one to Barbee Chapel Road. There is Resource Conservation District associated with a stream and the buffer area is proposed to remain largely undisturbed.



**ATTACHMENTS**

1. Long-Range Plans Evaluation
2. Draft Staff Presentation
3. Draft Applicant Presentation
4. Resolution A
5. Advisory Board Comments (CDC & SMUAB to be added)
6. Urban Designer Comments
7. Applicant Materials



## 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.

<b>PROPERTY ADDRESS</b> 138 Stancell Drive	<b>APPLICANT</b> McAdams, on behalf of Northwood Ravin	<b>CURRENT ZONING DISTRICT</b> Mixed Use-Village (MU-V)
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<b>EXISTING LAND USE</b> Existing dwelling units and structures	<b>PROPOSED LAND USE</b> Multi-Family		
<b>SURROUNDING PROPERTIES – EXISTING LAND USES</b> NC-54 Vacant (North), Multi-Family (South), Residential (East), Residential (West)			
<b>FUTURE LAND USE MAP (FLUM) FOCUS AREA</b> NC-54 Corridor	<b>FLUM SUB-AREA</b> A		
<b>OTHER APPLICABLE ADOPTED PLANS</b> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <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         </td> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> Stormwater Management Master Plan  <input checked="" type="checkbox"/> Climate Action and Response Plan <b>(NEW)</b>  <input type="checkbox"/> West Rosemary Street Development Guide  <input type="checkbox"/> Central West Small Area Plan         </td> </tr> </table>		<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 <b>(NEW)</b> <input type="checkbox"/> West Rosemary Street Development Guide <input type="checkbox"/> Central West Small Area Plan
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<b>SUMMARY OF PLAN CONSIDERATIONS AFFECTING SITE</b> Map excerpts on following pages demonstrate the Plan Considerations listed below. The location of Hillmont is marked with the  symbol.			
<b><u>Future Land Use Map (FLUM)</u></b> <ul style="list-style-type: none"> <li>The project is located in the NC-54 Corridor Future Focus Area, Sub-Area A.</li> <li>Multifamily Residential is identified as one of the appropriate Primary land uses.</li> <li>Typical Height in the Sub-Area is 4-6 stories. The proposal includes garden style apartments and multi-story townhomes</li> <li>No features are shown for Transitional Area, Activated Street Frontages, Proposed Connections, or Future Parks &amp; Open Space impacting the site.</li> </ul>			
<b><u>Mobility and Connectivity Plan</u></b> <ul style="list-style-type: none"> <li>The site has minimal road frontage.</li> <li>Multi-Use Path/Greenway is proposed on the north edge of the site along NC-54.</li> <li>A future <i>Bus Rapid Transit station</i> is located within ¼ mile of the site. The applicant should <b>coordinate with Chapel Hill Transit</b> for the latest information on BRT design, station locations and any potential connections.</li> </ul>			

### **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**

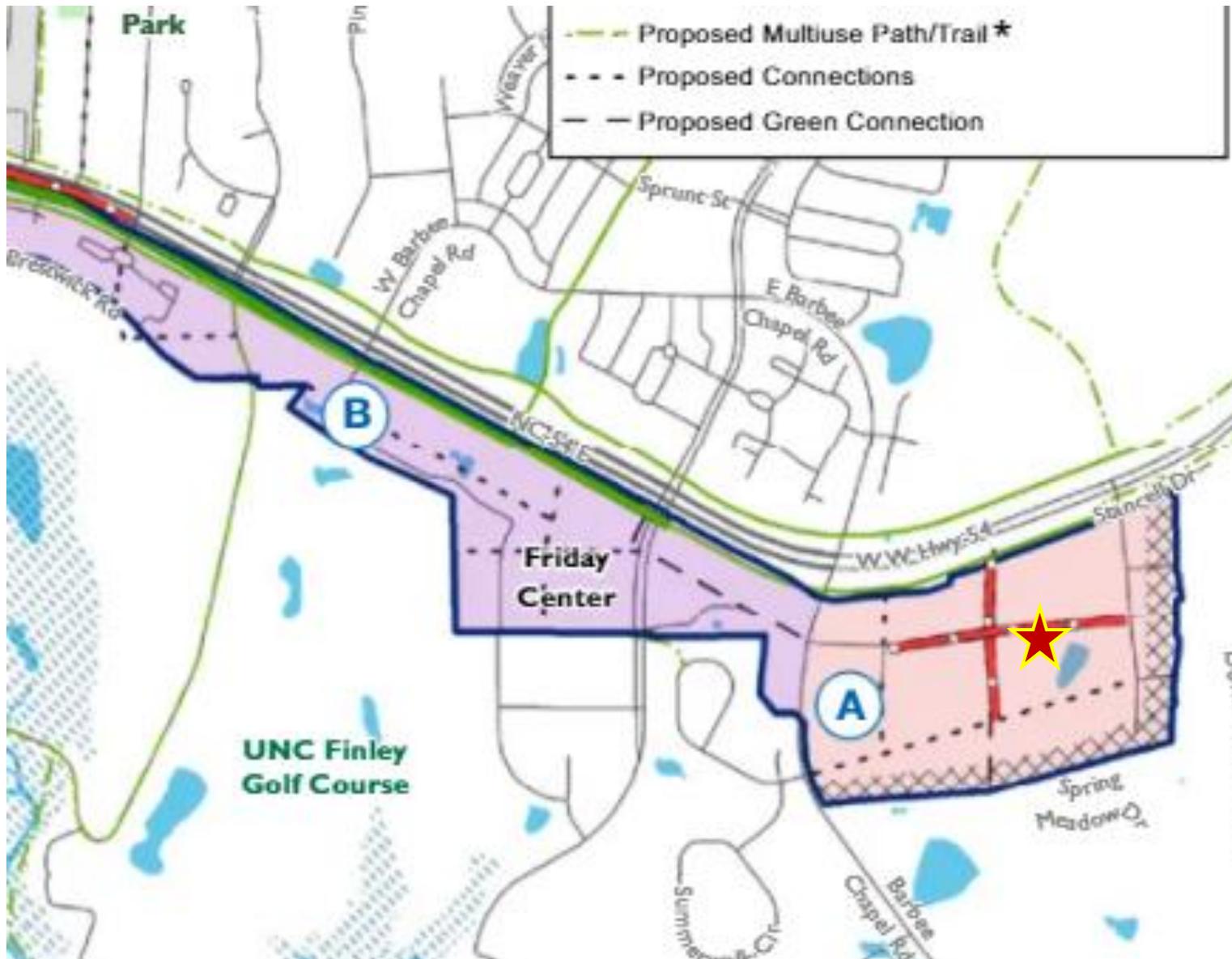
- The site is mostly located in the Little Creek Arm Subwatershed, with an eastern portion of the site located in the Cedar Fork Subwatershed (BL8). The applicant should **coordinate with Chapel Hill's Stormwater Management Division** to understand relevant stormwater considerations.

### **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

Future Land Use Map (Excerpt)

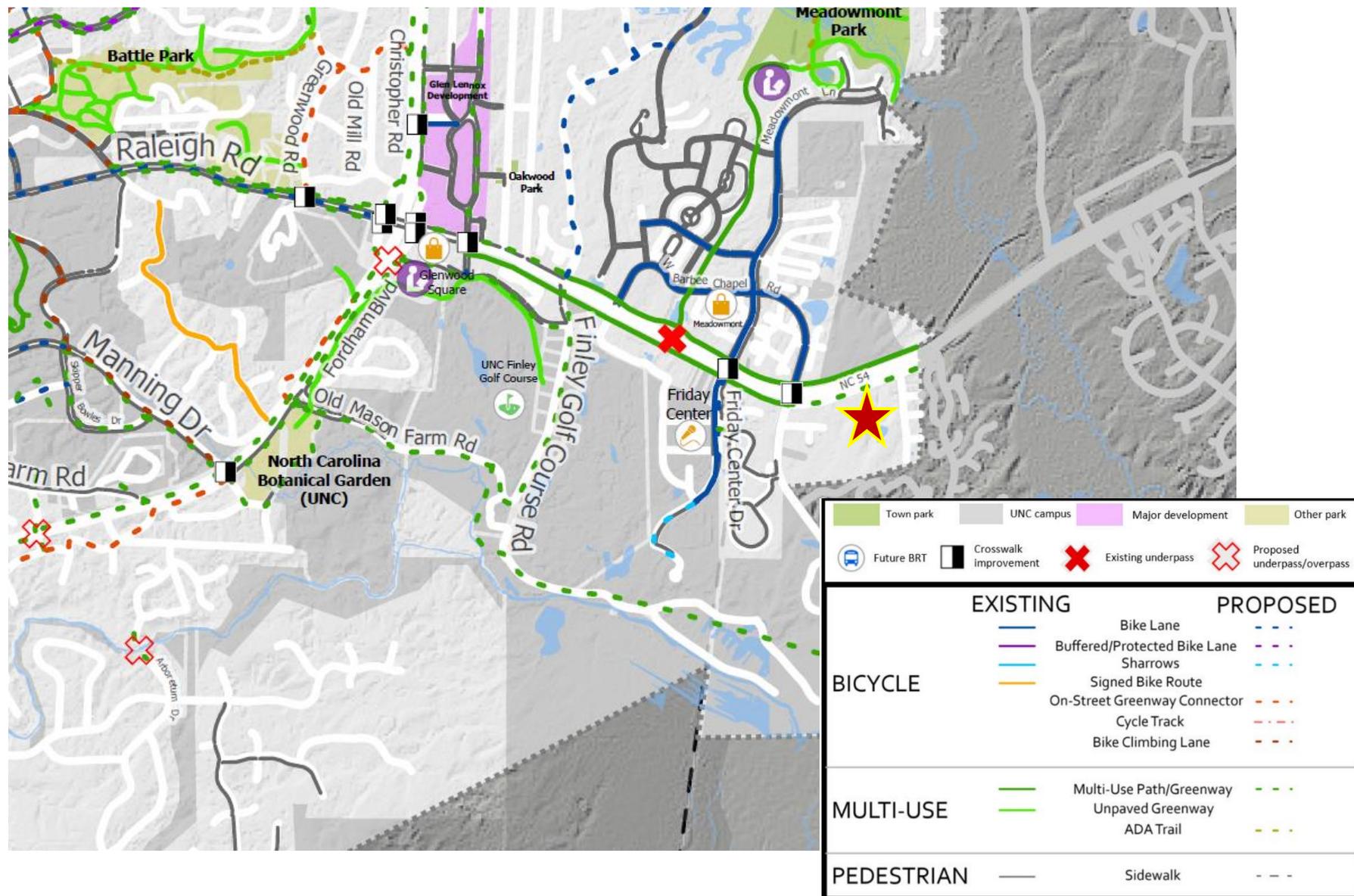


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Hillmont

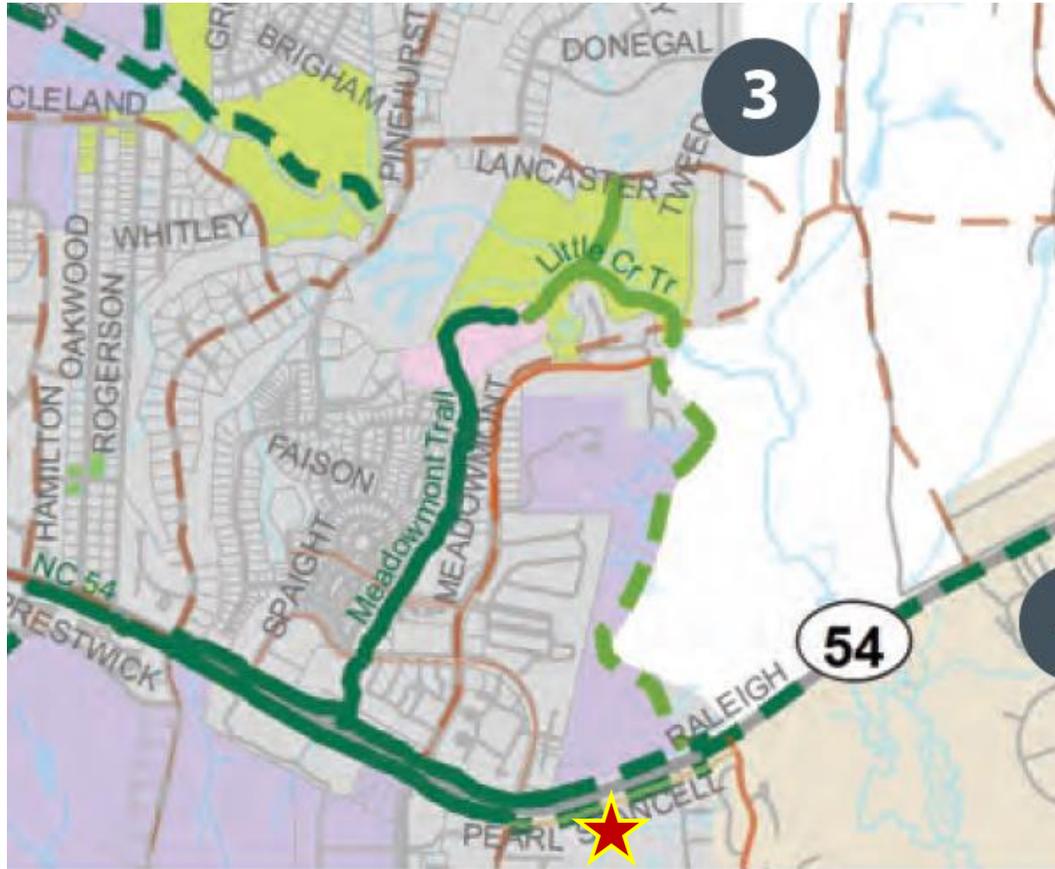
Mobility and Connectivity Plan (Excerpt)



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Greenways Master Plan (Excerpt)



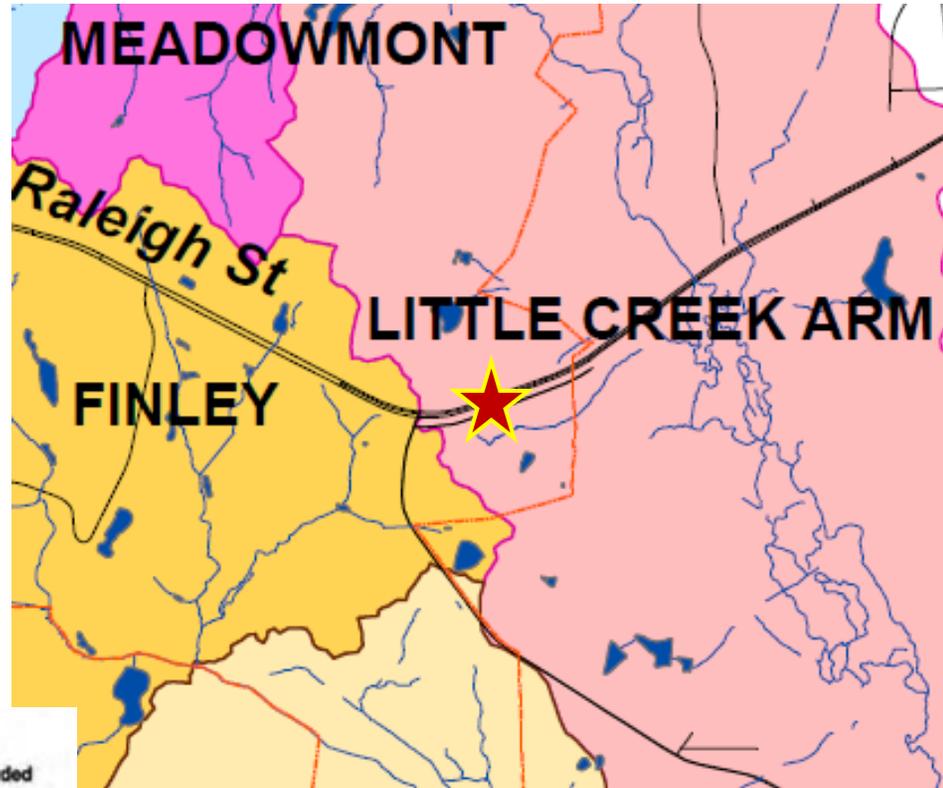
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Hillmont

## 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

