



# COUNCIL MEETING

# CONCEPT PLAN

## Huse Street Residential

June 15, 2022





# Recommendation

- ❑ Adopt a Resolution, transmitting comments to the Applicant regarding the proposed development (*R-14*)





# East Chapel Hill Planning





# Concept Plans

- No Decision; Feedback Only
- Applicant provides a rough sketch
- Staff does not conduct a formal review
- Advisory Board preliminary feedback





# Project Summary

- ❑ 10.6-acre site
- ❑ 6 parcels in Durham Co.
- ❑ Residential-1 zoning
- ❑ 180 multi-family dwelling units
- ❑ Affordable housing component





# Advisory Board Comments

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## **Community Design Commission**

- Supportive of housing mixture
- Concern over pedestrian circulation
- Buffers should be increased
- Concern over stormwater
- Additional greenspace desired
- Multiple projects in area

## **Housing Advisory Board**

- Homeownership for 80% AMI
- Rental for 60% AMI
- Acceptance of Housing vouchers

## **Stormwater Management Utility Advisory Board**

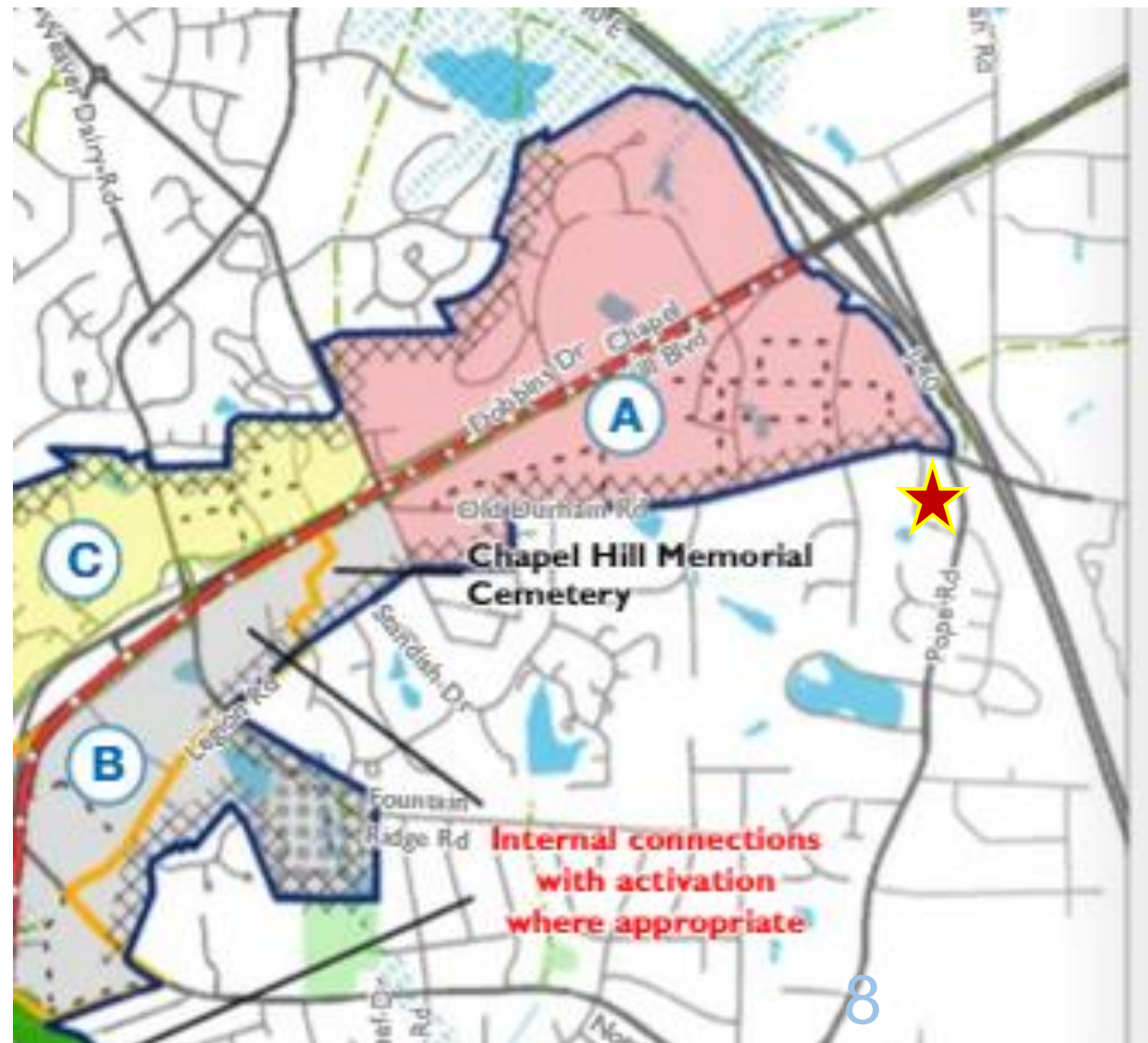
- Expand compactor area (remove dumpster)
- Create amenity with pond
- Consider LID – permeable pavement
- Retention of existing tree canopy
- Expanded landscape buffers
- Supports underground detention storage



# Long Range Evaluation

## □ North 15-501 Corridor

- *Site is adjacent to but not in North 15-501 Corridor*

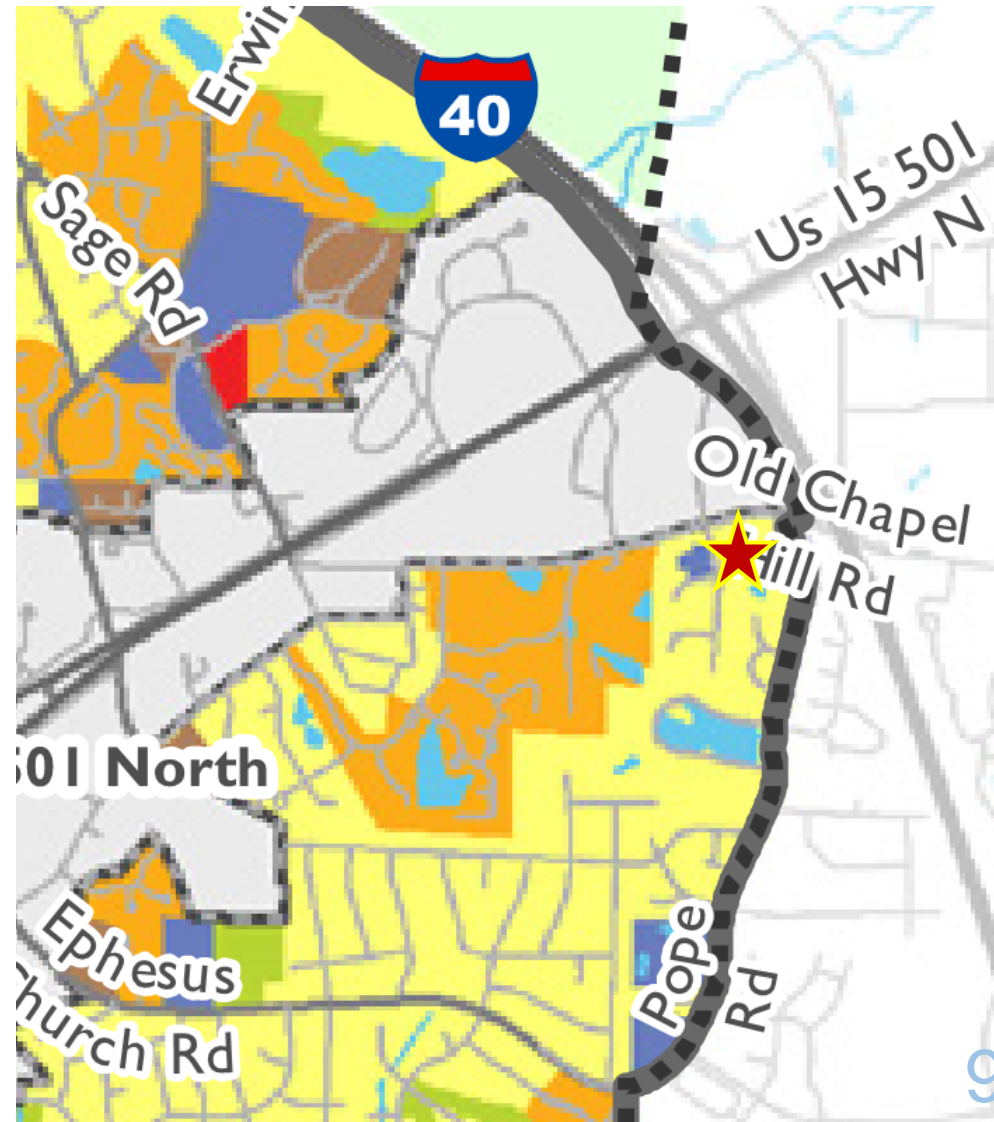




# Long Range Evaluation

## □ Future Land Use Map

- *Low Residential, generally 1-4 units/acre*







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