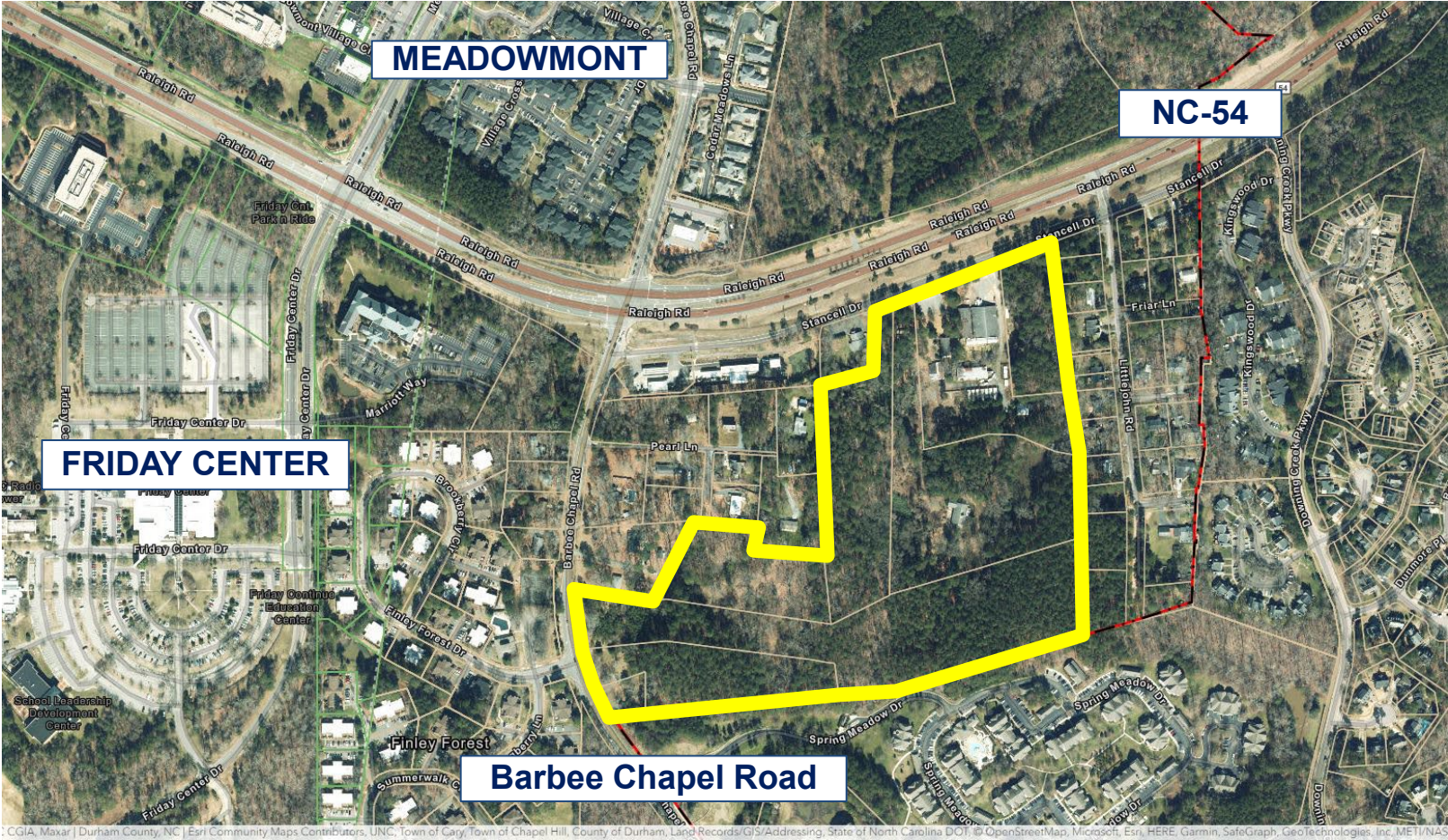
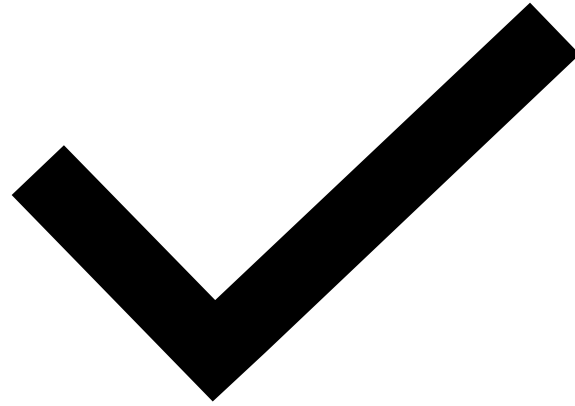


# Conditional Zoning “Hillmont”





November 15, 2023





**Manager recommends  
adopt Resolution 8 and  
enact Ordinance 4**

# Complete Community Evaluation

<p><b>Goal 1 – Plan for the Future Strategically</b></p>		<ul style="list-style-type: none"> <li>○ Within a Focus Area</li> <li>○ Design standards</li> </ul>
<p><b>Goal 2 – Expand and Deliver new Greenways for Everyday Life</b></p>		<ul style="list-style-type: none"> <li>○ Multiuse path on frontages</li> <li>○ <b>Design multiuse path extension to existing path on Stancell Drive</b></li> </ul>
<p><b>Goal 3 – Be Green and Provide Housing</b></p>		<ul style="list-style-type: none"> <li>○ Two connections to Barbee Chapel Apartments</li> <li>○ <b>30 percent of parking spaces EV-ready</b></li> <li>○ <b>100-year stormwater controls</b></li> <li>○ <b>10 percent of units dedicated as affordable for households earning between 60 and 80 percent of AMI</b></li> </ul>
<p><b>Goal 4 – Holistic Planning</b></p>		<ul style="list-style-type: none"> <li>○ “Activated” street design</li> <li>○ Almost 6 acres of dedicated open space, <b>trail system accessible to public</b></li> <li>○ Allow child and adult day care facilities</li> </ul>

# Updates since October 11<sup>th</sup> Hearing

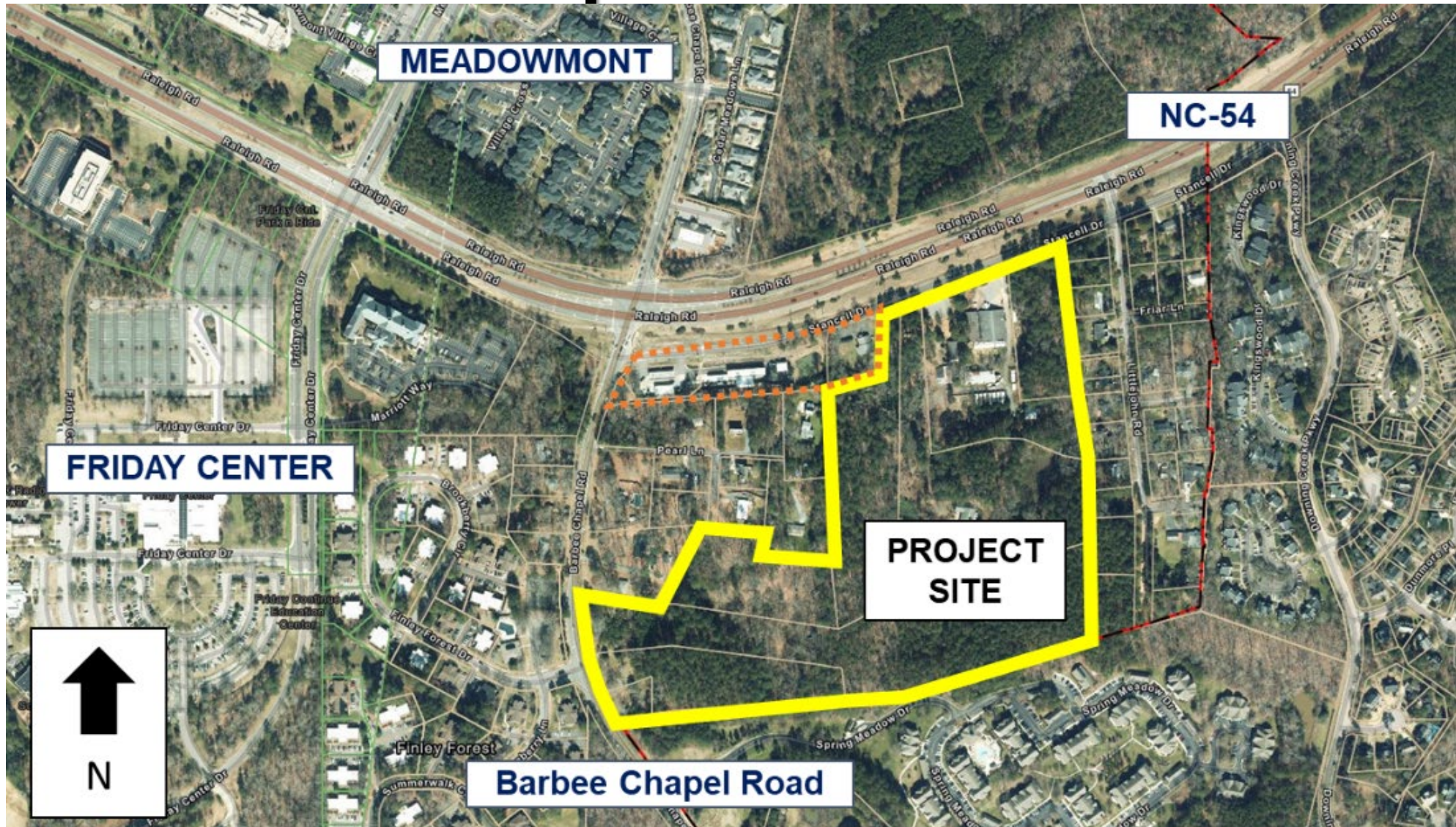
<b>Multi-modal Safety</b>	Condition #23 – Improve connections on Stancell Drive by designing an extension of the multi-use path to connect with existing path  Condition #21 - Vision Zero Walk Audit
<b>Stormwater Management Design</b>	Condition #14 – Design 100-year stormwater controls
<b>Affordable Housing</b>	Condition #5 – Dedicate 10 percent of units to be affordable for households with income between 60 and 80 percent Area Median Income (AMI)
<b>Publicly Accessible Open Space</b>	Condition #26 – Provide public access to trail system Condition #42 – Site design standards for Block D
<b>Non-residential Uses</b>	Condition #3 - Allow child and adult day care facilities



## **Recommended Procedure**

- Receive public comment
- Close the Legislative Hearing
- Adopt Resolution of Consistency with the Comprehensive Plan (R-8)
- Enact Ordinance (O-4)

# Commercial Options near “Hillmont”



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