



COUNCIL MEETING

CONCEPT PLAN

Hillmont

April 6, 2022





RECOMMENDATION

- ❑ Adopt a Resolution, transmitting comments to the Applicant regarding the proposed development (*R-9*)





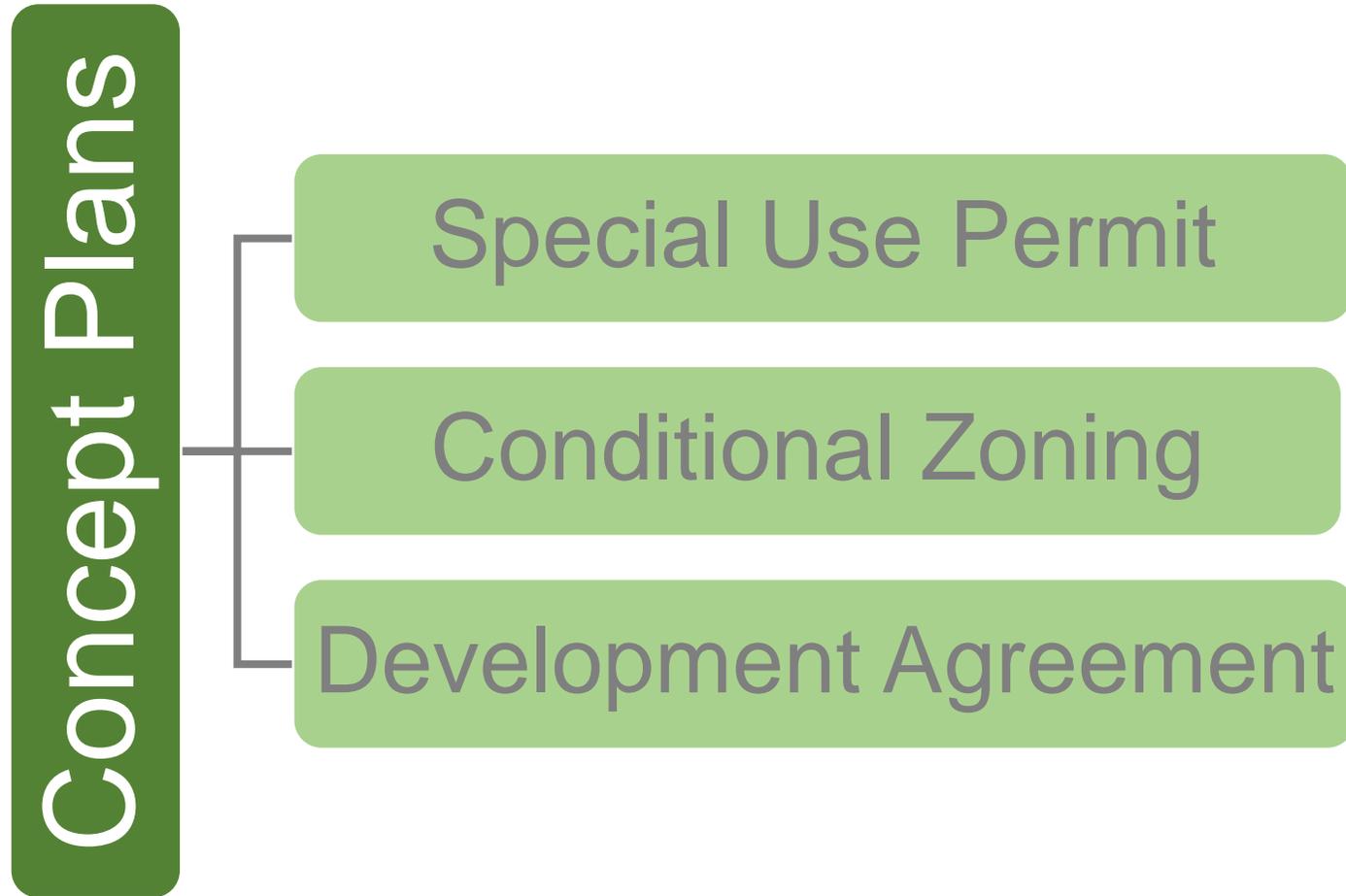
CONCEPT PLANS

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



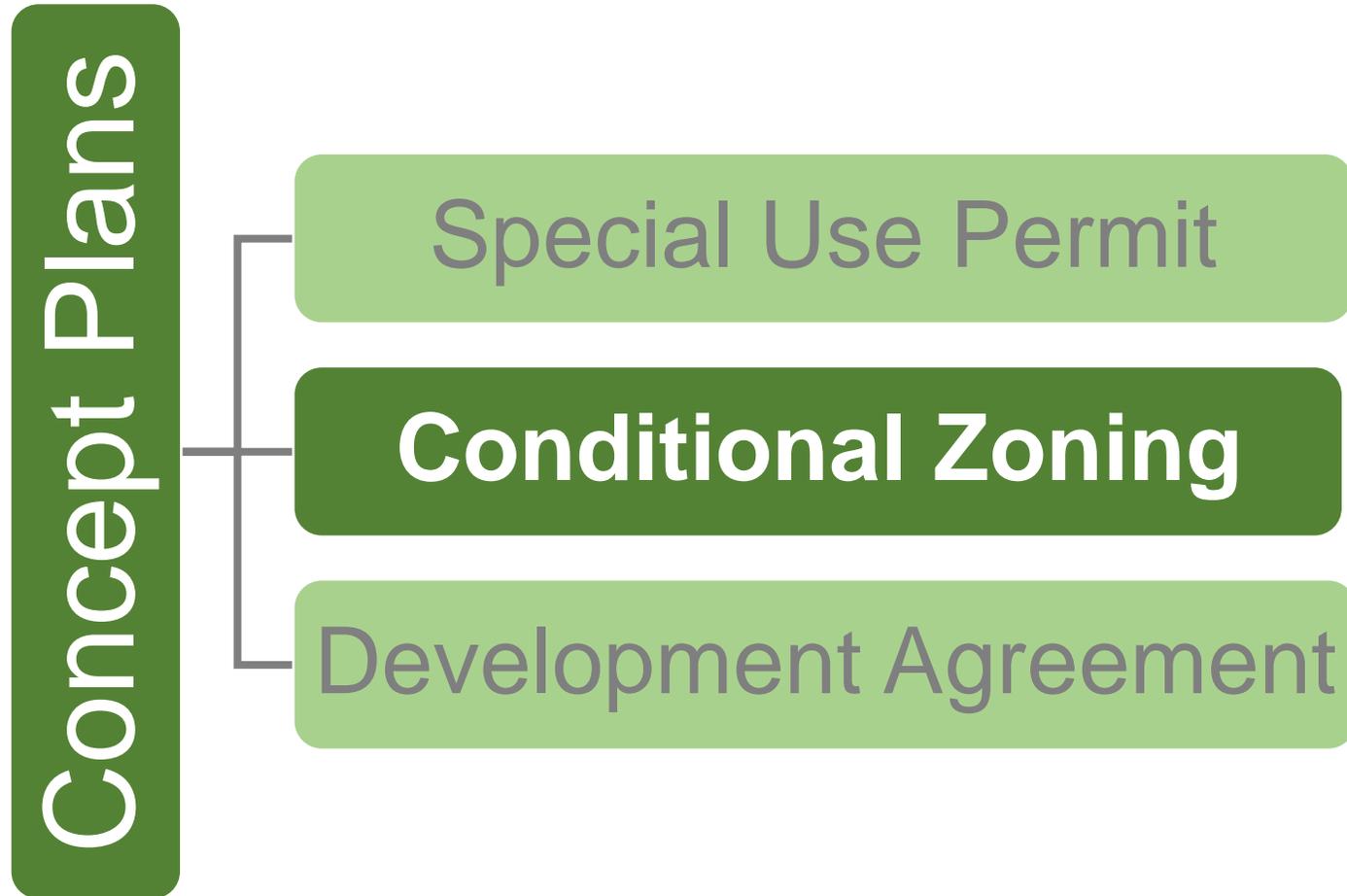


PROCESS OVERVIEW





PROCESS OVERVIEW





PROJECT SUMMARY

- ❑ Existing Zoning MU-V
- ❑ 375 Apartments
- ❑ 75 Townhomes
- ❑ 36-acre site
- ❑ 1.5-acres for affordable housing





COMMENTS

Community Design Commission

- Taller buildings closer to NC 54
- Programming of open space
- Consider impact of site lighting on adjacent properties

Housing Advisory Board

- Consider interspersing affordable units throughout site
- Options if low-income tax credits were not received.

Stormwater Management Utility Advisory Board

- Adding pervious pavement
- Under building parking
- Additional buffers along eastern boundary
- Low impact design elements
- Refuse located away from RCD
- Limit disturbance in RCD



URBAN DESIGN REVIEW

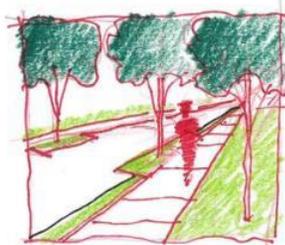
Hillmont

Sketch Comments

Prepared by: Brian Peterson, AIA
Urban Designer, T.O.C.H
2-21-22



1. Main Street focus
2. Street trees
3. Pool and landscape courtyard
4. Internal sidewalks
5. Trail system
6. Stoops and porches



Provide more bump outs w/ trees & trees where bump outs are currently shown



consider sidewalk extension

consider informal trail access to natural area

consider swapping pool & courtyard locations. Courtyard could become public (community) amenity along primary frontage and near main building entrance

consider bump-out or other traffic calming method to help differentiate between "main street" (townhouse fronts) from "back" perimeter street



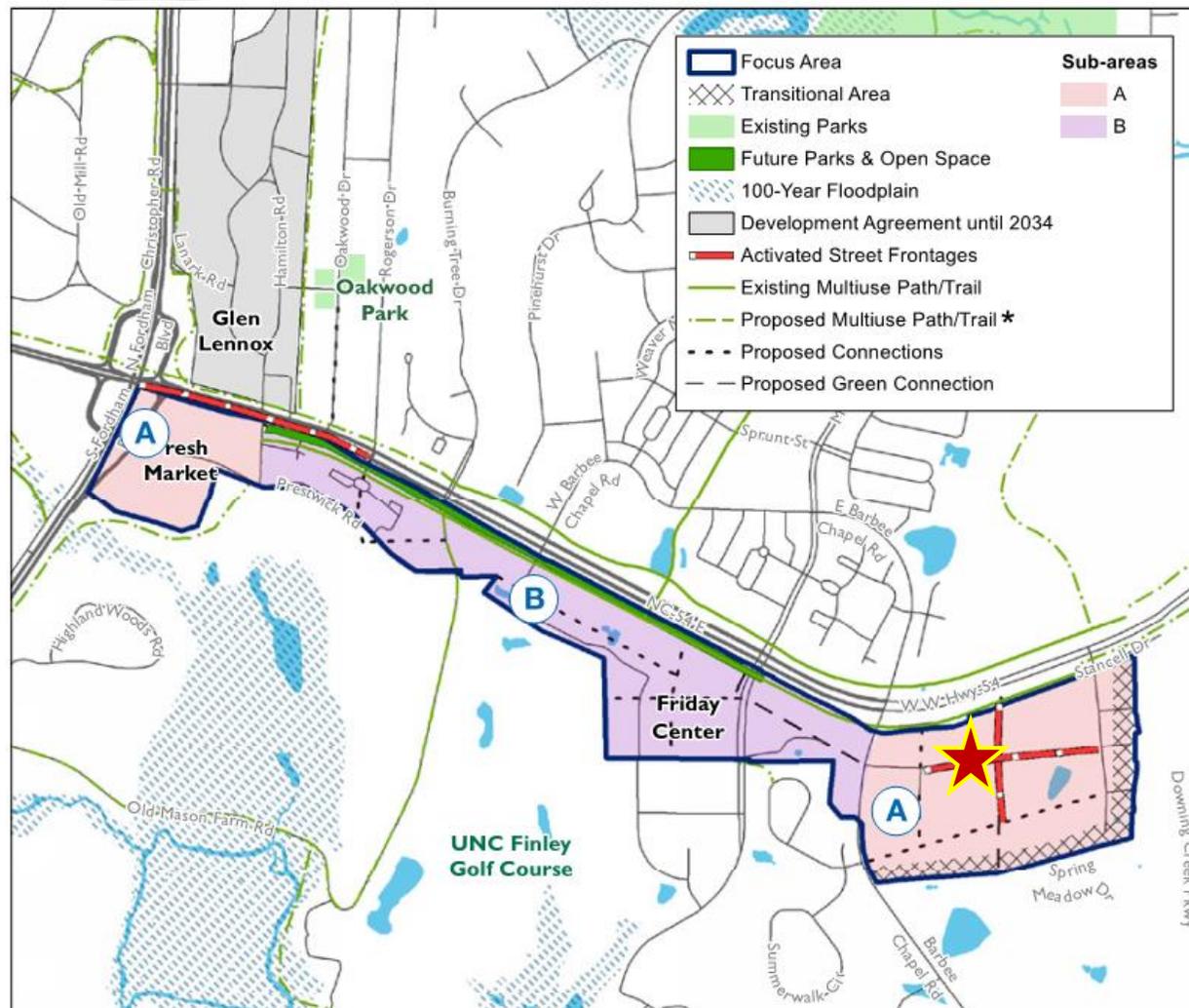
HILLMONT
Chapel Hill, North Carolina



Conceptual Site Plan
021133 | January 25, 2022
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LONG RANGE EVALUATION



	Sub-Area A	Sub-Area B
Multifamily, Shops & Offices	●	●
Multifamily Residential	●	○
Commercial/Office	●	●
Parks and Green/Gathering Spaces	○	●
Townhouses & Residences	○	○
Institutional/University/Civic	○	●
Typical Height	6 stories	6 stories
Transitional Area Height	Up to 4 stories	N/A
Activated Street Frontage Height	6 stories	N/A



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