

October 2, 2023

Judy Johnson
Town of Chapel Hill Planning Department
405 Martin Luther King Jr Boulevard
Chapel Hill, North Carolina 27514

Re: Hillmont Modifications to Regulations

Due to site constraints and peculiarities of the Land Use Management Ordinance, modifications to required standards are necessary to create a multi-family development that meets the Town's vision and intent for such developments. The requested modifications are necessary to allow for a cohesive and well-designed multi-family project that meets the goals and intent of the Chapel Hill Comprehensive Plan.

BUILDING HEIGHT

Permitted Building Height (maximum): Setback 39'; Core 60'

Proposed Building Height (maximum): Setback 60'

The Land Use Management Ordinance Article 3.8.2 sets forth building height requirements for the Hillmont development.

Under the R-6 zoning district, the maximum building height at the setback is 39 feet and 60 feet at the core. Given the topography of the land and environmental features, it will be difficult to meet the 39-foot setback height along Stancell Drive, especially while providing parking underneath the building. On the Future Land Use Map – Update to Chapel Hill 2020, this property falls under the NC 54 Corridor Sub-Area A, which calls for a Typical Height of 6 stories, Transitional Area Height of up to 4 stories, and Activated Street Frontage Height of 6 stories; This building will fall within those proposed ranges. Height per the LUMO is measured from mean finish grade to parapet.

The modification to the maximum building height will allow us to pull buildings closer to the street and reduce the amount of surface parking on site by providing parking underneath the building.

BUFFERS

LANDSCAPE BUFFER	REQUIRED TYPE	PROPOSED TYPE
STANCELL DR (NORTH)	20' Type C (external) <u>Per 100 linear feet:</u> Large trees: 5 Small trees: 10 Shrubs: 36	Modified 20' Type C <u>Per 100 linear feet:</u> Large trees: 4 Small trees: 7 Shrubs: 36
BARBEE CHAPEL RD (WEST)	20' Type C (external) <u>Per 100 linear feet:</u> Large trees: 5 Small trees: 10 Shrubs: 36	Modified 20' Type C <u>Per 100 linear feet:</u> Large trees: 4 Small trees: 7 Shrubs: 36
BARBEE CHAPEL APARTMENTS	10' Type B (internal) <u>Per 100 linear feet:</u> Large trees: 4 Small trees: 7 Shrubs: 12	Modified 15' Type B <u>Per 100 linear feet:</u> Large trees: 4 Small trees: 7 Shrubs: 15
R-2 ZONING (WEST)	10' Type B (internal) <u>Per 100 linear feet:</u> Large trees: 4 Small trees: 7 Shrubs: 12	Modified 20' Type C <u>Per 100 linear feet:</u> Large trees: 4 Small trees: 7 Shrubs: 36
R-2 ZONING (EAST)	10' Type B (internal) <u>Per 100 linear feet:</u> Large trees: 4 Small trees: 7 Shrubs: 12	Modified 15' Type B – 30' Type D <u>Per 100 linear feet:</u> Large trees: 4 Small trees: 7 Shrubs: 15-40
MULTIFAMILY (SOUTH)	10' Type B (internal) <u>Per 100 linear feet:</u> Large trees: 4 Small trees: 7 Shrubs: 12	Variable width buffer per DB 5959, PG 963
NC-CZD (NORTHWEST)	20' Type C (internal) <u>Per 100 linear feet:</u> Large trees: 4 Small trees: 8 Shrubs: 30	Modified 20' Type C <u>Per 100 linear feet:</u> Large trees: 4 Small trees: 7 Shrubs: 36

The Land Use Management Ordinance Article 5.6.6 sets forth buffer requirements for the Hillmont development.

Buffer modifications are being requested for all the buffers required on the site. The required planting numbers cannot be met on the site to ensure that the trees and shrubs will survive and remain healthy. The proposed buffers allow for healthy growth of vegetation while still meeting the intent of the Design Manual requirements.

FLOOR AREA RATIO**Permitted FAR (maximum): 0.303****Proposed FAR (maximum): 0.437**

The Land Use Management Ordinance Article 3.8.2 sets forth floor area requirements for the Hillmont development.

Under the proposed R-6 zoning district, the maximum floor area ratio is 0.303. A floor area of 0.403 is proposed to allow for greater flexibility on the site to provide residential density while still placing an emphasis on preserved open space throughout the development.

RCD DISTURBANCE**Permitted RCD Disturbance: Maximum 20% of the streamside zone, Detention/retention basin and infrastructure prohibited in the streamside zone of the RCD.****Proposed RCD Disturbance: Maximum 20% of the streamside zone, Detention infrastructure (pipe outlets) permitted in the streamside zone of RCD**

The Land Use Management Ordinance Article 3.6.3 sets forth the RCD disturbance requirements for the Hillmont development. Under the LUMO, detention infrastructure is prohibited in the RCD. Due to the grade of the site, locating the pipe outlets at the stream bank within the streamside zone will prevent erosion of the riparian buffer along the stream running through the site. Allowing some detention infrastructure in the streamside zone will preserve the integrity of the riparian buffer.

STEEP SLOPES DISTURBANCE**Permitted Steep Slopes Disturbance: No more than 25% of slopes greater than 25% may be disturbed.****Proposed Steep Slopes Disturbance: 100% of slopes greater than 25% may be disturbed.**

Under the proposed R-6 zoning district the maximum steep slopes disturbance is 25% of slopes greater than 25%. For the entire 36-acre site, only .58 acres are steep slopes greater than 25%. A majority of the .58 acres is a result of a man-made pond on the site. To grade the site for the development of infrastructure and buildings pads, the existing slopes of the property must be modified. Steep slopes in the stream buffer will not be disturbed and erosion control measures will meet or exceed requirements per the approved plan throughout the length of construction.

DISTRICT SPECIFIC PLAN**It is requested that the definition of a “district-specific plan” is modified as follows:**

A plan, to scale, showing the approximate location of uses and structures proposed for a parcel of land as required by the applicable application and regulations, including but not limited to lot lines, streets, building envelopes,

reserved open space, buildings, major landscape features - both natural and manmade- and, depending on requirements, the location of proposed utility lines.

Due to the existing title commitment on these block areas, it is important to have flexibility moving forward as Blocks A, B, and C develop. The intention is for the entire property to develop at one time, but Blocks A, B, and C may come at a later date. The exact design has not been determined and may vary slightly from the examples given.

Sincerely,

MCADAMS



Jessie Hardesty, AICP
Project Planner, Planning + Design

May 26, 2023

Judy Johnson
Town of Chapel Hill Planning Department
405 Martin Luther King Jr Boulevard
Chapel Hill, North Carolina 27514

RE: Hillmont Statements of Compliance with the Comprehensive Plan and Design Guidelines

STATEMENT OF COMPLIANCE WITH COMPREHENSIVE PLAN

Northwood Ravin is proposing a multi-family development on Barbee Chapel Road and Stancell Drive in accordance with the CH2020 Comprehensive Plan. The proposed plan addresses the following themes with their corresponding goals: A Place for Everyone, Community Prosperity and Engagement, Getting Around, Good Places, New Spaces, Nurturing our Community, and Town and Gown Collaboration. Similarly, it meets the intent of the NC 54 Corridor Sub-Area A focus area of the Future Land Use Map.

THEME 1: A PLACE FOR EVERYONE

Hillmont meets the following goals under Theme 1:

- A range of housing options for current and future residents

This property is located within the 54 Corridor Focus Area, and the Future Land Use Map Update to Chapel Hill 2020 shows the sub areas of the corridor, calling out various land uses and densities. This property was previously envisioned as a mixed-use center containing both residential, office and commercial uses, however the limited access and current traffic dynamics on NC-54 as highlighted in the 2021 Highest and Best Use Analysis completed by Noell Consultants for this site, shows significant challenges with this. Providing a multi-family residential project with a less dense, surface-parked, “village” layout better suits this location and will contribute to the mix of housing options and land uses in the area overall. This is supported by the 2021 Highest and Best Use Analysis, which found that Chapel Hill has an increasing need for more moderate-income targeting apartments such as garden and low-rise communities and concluded the highest and best use for the site is a garden style apartment community of 3-4 stories with surface parking and some detached garages. The proposed use for the site is also in line with Chapel Hill’s Projected Housing Needs for 2020-2040, which found that Chapel Hill’s current stock of housing does not meet the need of many households, including families with young children, divorcees, empty nesters who want smaller units with modern features and finishes, and seniors. The projected housing needs call for an increase in average annual housing production by 35 percent over that of the 2010s, or on average, about 485 units per year. The proposed project will do well to meet that need.

THEME 2: COMMUNITY PROSPERITY AND ENGAGEMENT

Hillmont meets the following goals under Theme 2:

- Promote a safe, vibrant, and connected community

The proposed development is situated between various other residential communities, providing a safe retreat for residents. The site is also near Meadowmont Village and Falconbridge Center, which provides residents with a variety of options to support local business restaurants, retail, and services. Overall, this residential development will contribute to a well-connected community.

THEME 3: GETTING AROUND

Hillmont meets the following goals under Theme 3:

- A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation
- Connect to a regional transportation system
- Create a comprehensive transportation system that provides everybody safe and reasonable access to all the community offers

As noted previously, the proposed project will be well connected to adjacent neighborhoods and a commercial node across Hwy 54, within a mile of the property. There are bus routes west of the property and stops along Friday Center Drive and Finley Forest Drive, just across Barbee Chapel Road. This project will be connecting to the existing multi-use path along Stancell Drive and continuing the proposed multi-use path by Barbee Chapel Apartments along the project's frontage on Barbee Chapel Road. These multi-use path connections will provide increased pedestrian connectivity between this development and the surrounding communities and commercial areas. Whether it is a moderate walk, a bike ride, a short drive, or hopping on the bus, future residents of the proposed multi-family project will have multiple transportation options to choose from to access nearby retail, businesses, and services. A traffic impact study has been completed to help guide the development design to minimize traffic impacts and not subtract from the quality of life of existing neighbors and future residents.

THEME 4: GOOD PLACES, NEW SPACES

Hillmont meets the following goals under Theme 4:

- Future land-use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment
- A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill's character for residents, visitors, and students
- Open and accessible common spaces for community gathering, cultural uses, and community development

The proposed development provides increased housing options along the 54 Corridor and will be consistent with the future land use plans for the area. The development will maintain the residential feel of neighboring communities while creating a new vibrant space for Chapel Hill residents. The development will provide multiple courtyard spaces

for community gathering. A large open/green space and active recreation area is proposed in the heart of the project. A mixture of housing types will create a diverse neighborhood that strengthens the overall community.

THEME 5: NURTURING OUR COMMUNITY

Hillmont meets the following goals under Theme 5:

- Maintain and improve air quality and water quality, and manage stormwater to heal local waterways and conserve biological ecosystems within the town boundaries and the Extra-Territorial Jurisdiction

This project will protect and maintain environmentally sensitive areas on the northern side of the property and will minimize impact to RCD areas except where it is necessary to provide sidewalk and roadway stream crossings. The proposal also supports the Chapel Hill Climate Action Plan with inclusion of trails and greenways throughout the development connecting to the greenway along Hwy 54. Providing connectivity and access to trails will promote active transportation via walking and biking to reduce vehicle use and emissions, therefore reducing carbon footprint and improving air quality. All stormwater will be detained and treated onsite with multiple wet ponds and an underground control measure, ensuring that adjacent neighborhoods are not impacted by the development.

THEME 6: TOWN AND GOWN COLLABORATION

Hillmont meets the following goals under Theme 6:

- Promote access for all residents to healthcare centers, public services, and active lifestyle opportunities
- Housing for students that is safe, sound, affordable, and accessible and meets a demonstrated need conducive to educational and maturational needs of students, and **housing for Town, University, and Healthcare System employees that encourages them to reside in the community**

By contributing to the range of housing options, this development will provide residents of varying ages, including recent UNC graduates, with new rental housing opportunities. The proposed project is less than 5 miles from UNC campus and UNC Hospitals. Additionally, there are multiple UNC medical offices even closer in Meadowmont, at the corner of Fordham Blvd and Manning Dr, and at the intersection of Hwy 54 and I-40. Recent graduates whose employment is outside of Chapel Hill will also find appeal here due to its affordability and proximity to the Durham and RTP job cores, allowing Chapel Hill to diversify its population as students turn into young professionals.

Sincerely,

MCADAMS



Jessie Hardesty

Planner III, Planning + Design