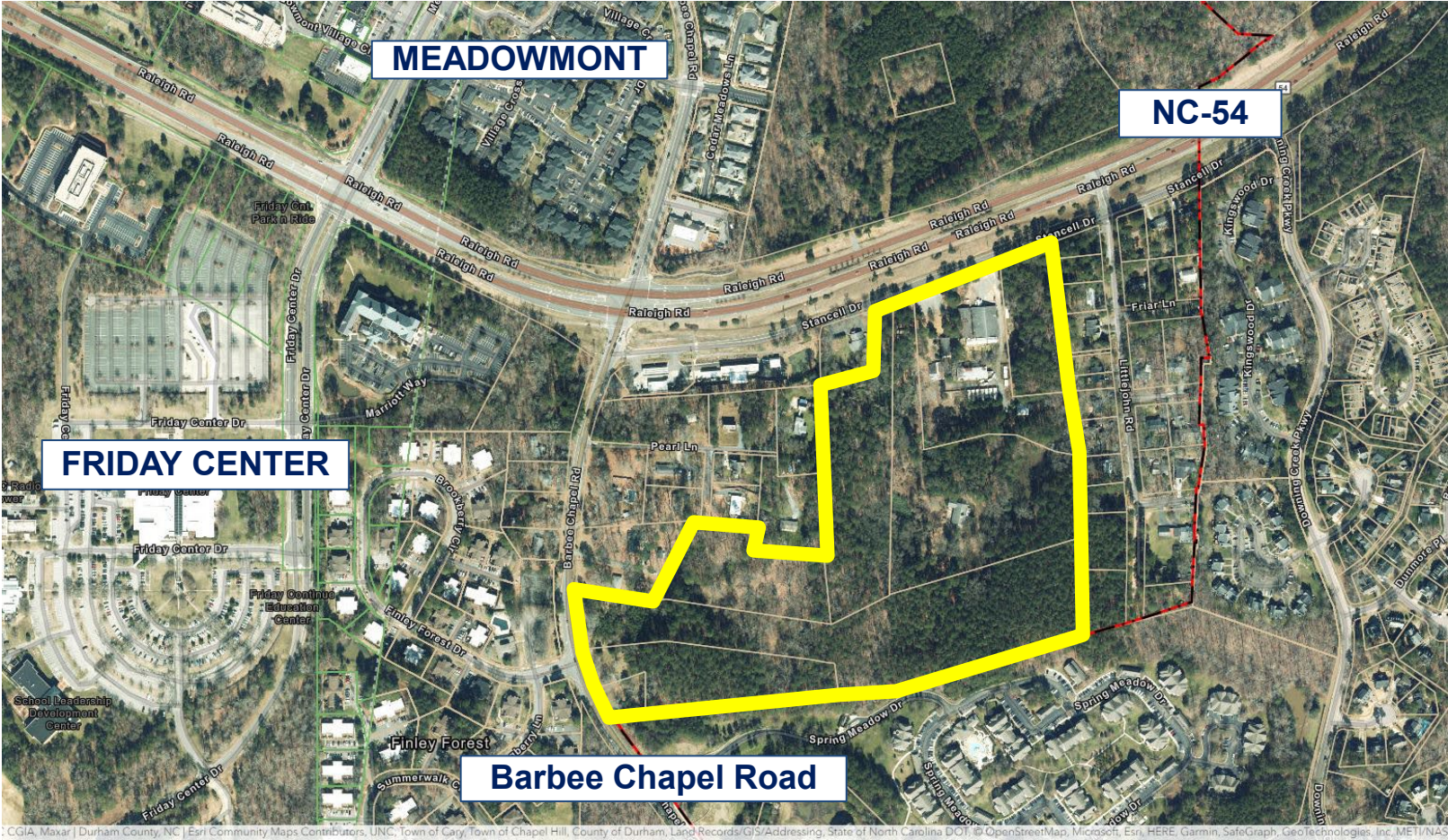
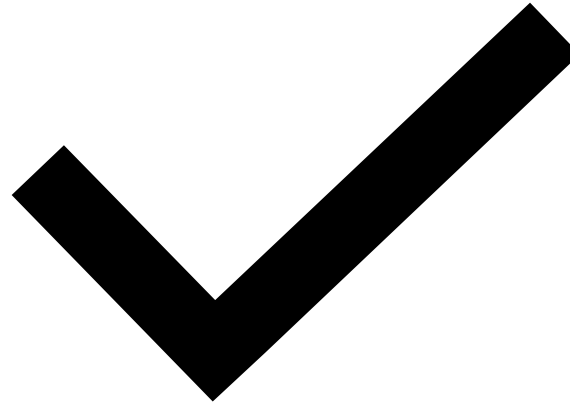


Conditional Zoning “Hillmont”





November 15, 2023





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

Complete Community Evaluation

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

Updates since October 11th Hearing

Multi-modal Safety	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
Stormwater Management Design	Condition #14 – Design 100-year stormwater controls
Affordable Housing	Condition #5 – Dedicate 10 percent of units to be affordable for households with income between 60 and 80 percent Area Median Income (AMI)
Publicly Accessible Open Space	Condition #26 – Provide public access to trail system Condition #42 – Site design standards for Block D
Non-residential Uses	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”

