

August 4, 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. To develop this land as multi-family project, modifications to building height, buffers, and floor area ratio will be necessary.

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/ CURRENT R-2 ZONING (EAST AND WEST)	10' Type B (internal) <u>Per 100 linear feet:</u> Large trees: 4 Small trees: 7 Shrubs: 12	Modified 15-30' Type B <u>Per 100 linear feet:</u> Large trees: 4 Small trees: 7 Shrubs: 15
MULTIFAMILY (SOUTH)	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
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): 0.403**

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.

Sincerely,
MCADAMS

Jessie Hardesty

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