



TOWN OF CHAPEL HILL

405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705

phone (919) 968-2728 fax (919) 969-2014
www.townofchapelhill.org

Department Head Recommendation: Hillstone Form District Permit Minor Modification #1 (Project #16-126)

TO: Roger Stancil, Town Manager

CC: Judy Johnson, Operations Manager
John Richardson, Community Resilience Officer
Corey Liles, Principal Planner
Jay Heikes, Planner II

FROM: Ben Hitchings, Director of Planning and Development Services

RE: Dept. Head Recommendation for Hillstone Form District Permit Minor Modification #1
(Project #16-126)

DATE: February 26, 2018

Dear Roger:

The Planning and Development Services staff has reviewed for compliance with the Chapel Hill Town Code, including the Land Use Management Ordinance, a Form District Permit Minor Modification application for the project known as Hillstone (project #16-126). In response to a request from Leon Capital Group, the developer of this project, I am recommending that you approve the proposed modification of the Form District Permit. Described in detail below, this modification would approve a set of minor changes to the plans, including revisions to detailed site information and drawings.

Proposed Modifications:

- Increase in allowed Impervious Surface by 8.6% from 196,662 square feet to 213,670 square feet.
 - This change corrects a calculation error. No additional impervious surface areas are proposed from what was originally depicted on the approved plan set. Revised stormwater calculations have been approved by the Stormwater Management Division (see also attached Department Head letter).
- Increase in allowed Land Disturbance by 3.5% from 313,927 square feet to 324,957 square feet.
 - This change reflects a proposed repaving of the Fordham Boulevard Service Road, which adds land disturbance because the repaving is considered a subsurface improvement.



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- Minor Changes to Engineering Construction Permit Plans
 - Additional Construction Details
 - Inclusion of additional spot elevations and adjustments to site grading
 - Adjustments to sidewalks, curb ramps, and loading area to meet ADA requirement and adjustments to street cross sections.
 - Adjustments to the elevation and placement of underground utilities
 - Adjustment to the size of the dog park
 - Inclusion of the paved walkway to the rear of building one as active recreation space to account for the reduction in size of the dog park.

The changes described above do not affect the application's *Substantial Conformance* with the Land Use Management Ordinance as defined in Section 3.11.8.b. Specifically the changes conform to the Land Use Management Ordinance, are consistent with the conditions of the original approval, and do not affect the size or use of the building, the layout and placement of the building or other site features, access and circulation, and the building facades. As these changes do not affect the application's substantial conformance, they are eligible for approval as a Minor Modification to the Form District Permit. Based on the information and plans provided by the applicant and the staff's review, I, Ben Hitchings recommend Approval of the Form District Permit Minor Modification.

Sincerely,

A handwritten signature in black ink that reads "Ben Hitchings". The signature is written in a cursive, flowing style.

Ben Hitchings, AICP, CZO
Director of Planning and Development Services