

CONCEPT PLAN REVIEW SUMMARY MINUTES
COMMUNITY DESIGN COMMISSION
WEDNESDAY, FEBRUARY 15, 2006, 7:30 P.M.

Newly elected chairperson Jonathan Whitney called the meeting to order at 7:30 p.m. Commission members present were George Cianciolo, Chris Culbreth, Eleanor Howe, Laura King Moore, Charlotte Newby, Amy Ryan, and Robin Whitsell. Staff members present were Development Coordinator Gene Poveromo, Senior Planner Kay Pearlstein, and Planning Administrative Clerk, Renee Zimmermann.

| |
|---|
| <p><u>OFFICE BUILDING AT MEADOWMONT CONCEPT PLAN</u> <u>MASTER LAND USE PLAN MODIFICATION AND SPECIAL USE PERMIT (File 7.384A..10A)</u></p> <p>A request for a Concept Plan proposal to modify the <u>Meadowmont Master Land Use Plan</u>. The proposal involves changing the use from restaurant to office. The proposal also reduces the overall area and number of parking spaces authorized by the Meadowmont Master Land Use Plan.</p> <p>This request also includes a Concept Plan proposal for an office building. With the change from restaurant to office, as proposed with the modification of the Master Land Use Plan, the applicant is proposing to construct a 2-story, 14,000 square foot office building. The 2.08-acre site is located in the Meadowmont development at the northeast corner of Highway 54 and West Barbee Chapel Road. Access to the site is proposed from West Barbee Chapel Road. The site is located in the Mixed Use-Residential-1 (MU-R-1) zoning district. The property is identified as Chapel Hill Township, Tax Map 52, Lot 384A.</p> |
|---|

CONCEPT PLAN PRESENTATION

A presentation of a Concept Plan for a modification to the Meadowmont Master Land Use Plan and Special Use Permit was presented and included an additional concept plan for an office building if the modification to the Meadowmont Master Land Use Plan is approved. The office building Concept Plan is for 14,000 square feet with underground parking and shared driveway access with the adjacent, proposed Castalia development. Currently, a 2.08-acre site in Meadowmont located at the corner of West Barbee Chapel Road and Hwy. 54 is designated for restaurant use. The Concept Plan includes a modification of the Master Land Use Plan to designate this site for office use.

No citizens spoke on this item

COMMUNITY DESIGN COMMISSION QUESTIONS AND COMMENTS

1. Commissioner Chris Culbreth supports the smaller footprint proposed by the developer however he cautions that the building needs to be extremely beautiful because the views into the site are crucial ones.
2. Commissioner George Cianciolo also supports the reduced building footprint and impervious surface. He believes that the architecture must be outstanding and suggests

that the existing bike and pedestrian path connect to Barbee Chapel Road without disturbing the existing woods and landscaping.

3. Commissioner Eleanor Howe approves of the shared driveway with Castalia and elimination of the current curb cut on Barbee Chapel Road. She also notes that it will be important to use original and not artificial materials on the building.
4. Commissioner Charlotte Newby asked for additional cross sectional drawings and additional elevation information. She believes that the façade most visible from Hwy 54 will be the rear façade. She stated that the view of the rear of the building is all important and crucial to the appearance of not only this corner of Meadowmont but of the entranceway into Chapel Hill as a whole.
5. Commissioner Newby also approves of the underground parking, but cautions that the small number of parking spaces proposed may pose a great expense for the overall project budget.
6. Commissioner Amy Ryan supports the project for not overbuilding the site and sharing a driveway with the adjacent property. Although supporting the shared driveway, she believes that the driveway design appears forced and the circle too large. Further she believes that there must be a better blend between the surrounding farm landscape (of the Meadow) and the proposed office building.
7. Commissioner Ryan questions the reason for the layout of the building and feels that the angle created between the building and parking is strange. She reiterates the high standard of design demanded of development at this corner.
8. Commissioner Robin Whitsell believes that a smaller building is needed in order to better fit with the site and views of the building are very important in this location. She feels concern for overbuilding and appearances of awkwardness with the driveway to the building.
9. Commissioner Laura King Moore believes that this is one of the most beautiful sites in town and preserving the existing oaks is imperative. She also feels that the relationship between the building and parking is forced.
10. Commissioner Jonathan Whitney wants to see a better fit between the building and the site. He suggests that if the building were designed with a 2-story building fronting on the parking area, and then stepping down to a single story with roof garden in the rear facing the Raleigh Road that it would improve the overall appearance and fit better into the existing hillside. In contrast to the concept elevations shown, he encouraged a simpler mix of brick and glass, with the goal of blending into the hillside. Further stated that the façades toward Raleigh Road are the principal façades and must be treated respectfully as such.

Prepared for: Jonathan Whitney, Chair

Prepared by: Kay Pearlstein, Staff