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MEMORANDUM

March 31, 2006

To: Gene

From: Jim

Re: CASTALIA CONSISTENCY WITH APPROVED MASTER PLAN

Master Land Use Plan: The proposed design for the Castalia Project varies from the Meadowmont Master Land Use Plan approved by the Town Council by the request to transfer 11 residential units from elsewhere within Meadowmont to this site.

In addition, other changes were made that are beneficial to the Master land Use Plan. **Some** of the notable design differences between the Master Land Use Plan and the proposed Castalia Project include:

- Adding residential above office to implement the concept of Meadowmont of "Living where you work and working where you live"
- Changing the first two floors of use to office from commercial/retail which helps the overall ratio and mix of office and residential in the project.
- This change further reduces estimated traffic from almost 800 cars per day to 655 cars per day.
- Changing the planned all surface parking to provide for a parking garage beneath the building and moving its entrance to a more secluded section of the building facing the southeast corner of the site, hiding it from view of West Barbee Chapel Road and placing it behind existing and proposed vegetative screening.
- Incorporating the new 2005 LUMO standards into the site through the civil engineering and land planning. This altered the parking lots to comply with the new surface and sub-surface storm water retention requirements.
- Relocating the south drive to the position that minimized site triangle interference.
- Combining the entrance for Castalia plus the adjacent project on Parcel 10A fronting 54 using a shared access easement thereby eliminating a separate curb cut for the adjacent property.

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- Sharing dumpster location with the adjacent property Parcel 10A fronting 54 thereby reducing the number of dumpster enclosures and increasing efficiency of land use.

Moving the parking lot an additional 30 feet away from West Barbee Chapel Road and the increasing the width of the grass median between the two main parking bays from 10 feet to a minimum of 18 feet. This maximizes the green area as well as the shielding of parking from the street.

- Installing a short retaining wall along West Barbee Chapel Road to allow the grades between the proposed parking lot and the West Barbee Chapel Road sidewalk to be flatter and to provide additional area for berming and landscaping aimed at screening the parking lot.
- Adding pedestrian gathering areas at the southeast side of the building in the form of a courtyard with seating, and along Barbee Chapel Road to provide elements of activity.

Eliminating the third existing curb cut on Barbee Chapel Road at the top of the hill from the site plan.

The developer states that the image depicted in the approved Master Land Use Plan is a visual guide to illustrate the overall village concept and was not intended to be a literal representation of building dimensions and parking spaces. The Village Center Master Plan was not intended to resolve many of the complexities of a mixed village center at the small Master Plan scale of 1 inch equals 200 feet. At this scale, the images depicted were symbolic representation expressing the broad objectives.

The developer also notes that the Developer's Report, dated April 28, 1995 and adopted with revisions as part of the approved Master Land Use Plan resolutions, states: "Although this plan is preliminary and therefore subject to modifications as Special Use Permits are applied for, it does illustrate the character of the development concepts that are envisioned."

At the request of staff, the developer has provided a comprehensive written description of the differences between this Special Use Permit proposal and the approved Master Land Use Plan. The text above includes the developer's reasons and justification for this revised design.

We believe that the proposed design for the Village Center is in keeping with the Master Plan approved by the Council.