

CONCEPT PLAN APPLICATION

Applicant Information

Name: The Cedars of Chapel Hill, L.L.C.
Address: 100 Cedar Club Circle
City: Chapel Hill State: N.C. Zip: 27517
Phone (Work): 919-945-4500 FAX: 919-929-1455 E-Mail: bwoodruff@ewp-nc.com

Property Owner Information (included as attachment if more than one owner)

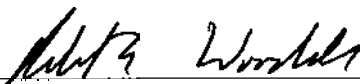
Name: The Cedars of Chapel Hill, L.L.C. Phone: 919-945-4500
Address: 100 Cedar Club Circle
City: Chapel Hill State: N.C. Zip: 27517

Development Information

Name of Development: The Cedars of Chapel Hill Retirement Center at Meadowmont
Tax Map: (Durham)479 Block 1 Lot(s): _____ Parcel ID# 1B
Address/Location: Chapel Hill bounded by Meadowmont Lane and Barbee Chapel Road
Existing Zoning: R-5-C New Zoning District if Rezoning Proposed: N/A
Proposed Size of Development (Acres/Square Feet): No Change / No Change
Permitted/Proposed Floor Area (Square Feet): No Change / No Change
Minimum # Parking Spaces Required: No Change # Proposed: No Change
Proposed Number of Dwelling Units: 307 #Units Per Acre: 6.1
Existing/Proposed Impervious Surface Area (Square Feet): NoChange / No Change
Is this Concept Plan subject to additional review by Town Council? Yes

The undersigned applicant hereby certifies that: a) the property owner authorizes the filing of this application; b) authorizes on-site review by authorized staff; and c) to the best of his/her knowledge and belief, all information supplied with this application is true and accurate.

Signature



Date:

3/29/06

Please submit **20 sets** of all materials, or **30 sets of all materials including reduced (8 1/2" by 11") copies of all plans if the Concept Plan is subject to additional review by the Town Council**, no later than the first day of the month. Materials must be collated and folded to fit into a 12" x 15" envelope.

The Community Design Commission meets regularly on the third Wednesday of each month. Meetings with the Town Council will be scheduled after the Community Design Commission meeting. For confirmation of a

12



THE CEDARS

OF CHAPEL MILL

**The Cedars
Of Chapel Hill**
Chapel Hill, North Carolina

**Concept Plan Submittal
(Modification of Special Use Permit)**

Table of Contents

Narrative of Request

Existing Conditions

Site Analysis

Conceptual Plan

Statement of Compliance

Mailing List

Reduced Maps

14

1. Narrative of Request

15

The Cedars of Chapel Hill

The Cedars of Chapel Hill is a Continuing Care Retirement Community located on 50.24 acres within the Meadowmont PUD.

The 50.24 acres is currently has a Special Use Permit adopted by the Town Council on May 15, 2000 that allows for 300 dwelling units (250 multi-family and 50 cottages) and other buildings, including a clubhouse and health center.

We are requesting a modification of the Special Use Permit to modify the number of dwelling units only. There are to be no changes in heated square footage, impervious surface, parking spaces or anything else related to the Special Use Permit.

Currently, 288 units have been constructed and one cottage and one multi-family building have not been constructed. The multifamily building was anticipated to have 11 dwelling units with heated square footage of 22,242 square feet, including common areas, this would average approximately 2,000 square feet per dwelling unit.

The Cedars has determined that the market for smaller units is stronger and therefore wishes to reduce the size of the dwelling units and increase the number of units, thus making The Cedars available to more people. By decreasing the size to approximately 1,200 square feet per dwelling unit, including common area allocation, The Cedars can increase the number of units to 18 in this last building.

Thus we are requesting a modification of our Special Use Permit to allow for 307 dwelling units with no other changes.

The Meadowmont Master Land Use Plan allowed for either 350 congregate care (retirement) or 265 multi-family dwelling units. Thus, the proposed modification to 307 is well under the 350 approved in the Master Land Use Plan and thus will not add traffic beyond what was contemplated in the original Master Land Use Plan.

Because this is a minor change, we request exemption from appearances before the various advisory boards and ask that this request go directly to the Town Council. We also request waiver of a new Traffic Impact Study and, because the impervious surface is not changing, waiver of a new Stormwater Management Plan.