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3. Site Analysis

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Site Analysis

The entire site has been graded in accordance with the grading plan approved by the Town engineering department and all stormwater, water and sewer and streets improvements are complete. There is no additional clearing involved.

All of the buildings have received their Certificates of Occupancy except the building for which this Special Use Permit modification is requested, Phase 2 of the DuBose Health Center and a maintenance building, all of which have not yet begun construction..

No change in impervious surfaces is requested in connection with this project.

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4. Conceptual Plan

Conceptual Plan

The only change being requested is to Veranda D which was originally planned for 11 homes and now will contain 18 homes of smaller size. The exterior will be changed from siding to a combination of brick and siding to more closely resemble the existing Villas.

The footprint of the new building will fit well within the overall impervious surface limits of the existing Special Use Permit and there will be no additional parking spaces requested.

The original occupancy was a maximum of 22 people, but most likely would have been approximately 18. The maximum with the additional dwelling units will be 36, although the smaller dwelling units will more likely attract single people, so that we estimate approximately 24 people will occupy this building.

The number of dwelling units approved for The Cedars was 350 for congregate care or 265 multi-family and these numbers were use for the traffic impact study for the Meadowmont Master Land Use Plan that was approved. Therefore, these additional homes will not increase traffic beyond that included in the previous study.

Because impervious surface is not being changed, there will be no impact on stornwater runoff.

Landscaping will be comparable to that planned and approved for the original building.

5. Statement of Compliance

Compliance with Town's Design Guidelines

This building comply with the Town of Chapel Hill *Design Guidelines*.