



THE CEDARS
OF CHAPEL HILL

Robert E. Woodruff
President & CEO

December 1, 2006

Mayor Kevin Foy
And Chapel Hill Town Council
The Town of Chapel Hill

**Re: Special Use Permit - Modification Request
The Cedars of Chapel Hill
At Meadowmont**

Dear Mayor Foy and Town Council:

In order to respond to the needs of elderly citizens of Chapel Hill, The Cedars of Chapel Hill LLC, developers of The Cedars retirement community, needs to reduce the size of the individual dwelling units in its one remaining un-built building that was approved as a part of its Special Use Permit. Currently our existing unsold inventory consists only of larger units, and a number of people have expressed a desire to live at The Cedars, and take advantage of the amenities and health care, but need a smaller unit. Consequently, we seek permission to divide the one remaining un-built building, Davie Veranda, into 18 dwelling units rather than 11, increasing the total dwelling units in The Cedars from 300 units to 307.

The only change in our existing Special Use Permit requested is to increase the number of dwelling units to 307 from 300. We are not requesting a change in Number of Buildings, Minimum Recreation Space, Maximum Parking Spaces, Minimum Open Space, Minimum Livability Space or Maximum Floor Area. Because the size of the units will decrease, The Cedars will be affordable to more singles so that we believe the actual number of people living in this final building will not vary significantly from the original number projected.

While the staff has discretion to approve minor modifications to Floor Area and Parking, it does not have the discretion to approve this change. To go through the entire Special Use Modification Process would take considerable time and, because of the age of potential residents, the earlier these homes can be available the better. Also considerable Town Staff and Advisory Committee time would be consumed for what we believe is an insignificant modification. In preliminary discussions, the Town Staff has determined that a Traffic Impact Study would not have to be provided for an SUP Modification Application because even with the change to 307, the number is well below the numbers used for this site in the original Traffic Impact Study.

We respectfully ask that the Town Council direct the Town Staff to accept this proposed change as a Minor Modification to the existing SUP and approve this change administratively.

We thank you for your consideration of this request.

Sincerely,

Robert E. Woodruff