

## **MEMORANDUM**

TO: Roger L. Stancil, Town Manager

FROM: J. B. Culpepper, Planning Director  
Gene Poveromo, Development Manager

SUBJECT: Concept Plan: Wesley House Mixed Use Development

DATE: November 16, 2009

### **PURPOSE**

Tonight's memorandum is presented to allow the Council to consider a concept plan application from the University of North Carolina Wesley Foundation. The proposal includes a mixed use development located at 212, 214, and 220 W. Rosemary Street, on the northeast corner of W. Rosemary Street and Church Street, west of Pritchard Avenue. The application proposes to demolish three buildings and construct a four-story building including residential and retail use.

Nothing stated by individual Council members this evening can be construed as an official position or commitment on the part of a Council member with respect to the position they may take when and if a formal application for development is subsequently submitted and comes before the Council for formal consideration.

In accordance with the Land Use Management Ordinance, there has been no staff review of this concept plan application. When the Town receives a formal application, a notice will be mailed to property owners within 1,000 feet of the site and staff will begin its formal review.

### **PROJECT DESCRIPTION**

The proposal includes 76,770 square feet of floor area and approximately 5,000 square feet of retail area including housing for 144 students. Parking for 35 cars and 66 bicycles is also proposed. The site is adjacent to the La Residence restaurant on the east. Vehicles are to enter the site from Church Street. The 0.72 site is located in the Town Center-2 (TC-2) zoning district and Northside Neighborhood Conservation District.

The Land Use Plan, a component of the Comprehensive Plan, identifies the site as Town/Village Center.

### **PROCESS**

The Community Design Commission reviewed the concept plan on October 21, 2009 (Summary Minutes are attached). The proposal before the Council is unchanged.

The Council has the opportunity tonight to hear this applicant's presentation, receive a set of comments from the Community Design Commission, hear public comments, and offer suggestions to the applicant for consideration as further plans are drawn.

The Town Council in examining Concept Plan proposals, considers whether the proposed development is consistent with the Town's design guidelines and the goals and objectives of the Town's Comprehensive Plan.

### **RECOMMENDATION**

We recommend that the Council review this Concept Plan, receive comments from citizens, and adopt the attached resolution, transmitting comments to the applicant for the Concept plan for Wesley House, mixed use development.

### **ATTACHMENTS**

1. LUMO Concept Plan Review (p. 4).
2. Community Design Committee Minutes from October 21, 2009 (p. 7).
3. Applicant's Materials (p. 10).
4. Area, Aerial, Land Use, Zoning Maps (p. 25).