

MEMORANDUM

TO: Roger L. Stancil, Town Manager

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

SUBJECT: Concept Plan: Paul J. Rizzo Conference Center at Meadowmont – Phase III, 200
Dubose Home Lane

DATE: March 15, 2010

PURPOSE

Tonight's memorandum is presented to allow the Council to consider a concept plan application from the University of North Carolina at Chapel Hill Foundation and operated by the University of North Carolina at Chapel Hill's Kenan-Flagler School of Business. The Phase III proposal includes expansion to the executive development continuing education program. The application proposes to construct a four-story building including residential 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 90,000 square feet of floor area with 80 additional guest rooms, three classrooms, and an additional dining area. Parking for 168 cars is also proposed. The site is located in the Residential-1 (R-1) zoning district, the Watershed Protection District and is adjacent to North Carolina Wildlife Resources Commission Game Land on the east and the existing Paul J. Rizzo Conference Center on the west. To the north is the Meadowmont residential neighborhood and to the south is a single family home. A transit easement exists across the property for a future light rail line (comments from Triangle Transit Authority are attached). Vehicles would enter the site from the existing conference center driveway from Meadowmont Lane.

This property is adjacent to the Jordan Lake impoundment area and is identified as a part of Little Creek Bottomlands Significant Natural Heritage Area. A February 2010 site report from the NC Natural Heritage Program identifying potential impacts of the proposed development and possible mitigation measures is attached. The boundary of the Little Creek Bottomlands and Slopes Significant Natural Heritage Area has been updated as of February 2010 and a map of the

new boundaries is attached. Both the Army Corps of Engineers and North Carolina Wildlife Resources Commission operate and protect the game lands and natural resources associated with the impoundment area and have recommended protective buffers that impact this site. The University of North Carolina has written a letter concerning the protective buffers and effects it might have on development of the Paul J. Rizzo Conference Center expansion (attached).

The Land Use Plan, a component of the Comprehensive Plan, identifies the site as Medium Residential/ 4-8 units per acre.

PROCESS

The Community Design Commission reviewed the Concept Plan on June 17, 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 the Paul J. Rizzo Conference Center – Phase III.

ATTACHMENTS

1. Concept Plan Review (p. 4).
2. Community Design Commission Minutes (p. 7).
3. January 2009 UNC Comments on Hunting Buffers (p. 10).
4. Durham City-County Planning Comments with Attachment (p. 12).
5. September 2009 Triangle Transit Comments (p. 19).
6. 2008 NC Natural Heritage Program Biennial Protection Plan (p. 22).
7. 2010 February NC Heritage Site Report (p. 29).
8. Applicant's Materials (p. 38).
9. Area, Aerial, Land Use Maps (p. 65).