

14

ATTACHMENT 4

CONCEPT PLAN PROPOSAL:

***“MODIFICATION OF THE
MASTER LAND USE PLAN FOR
MEADOWMONT”***

TOWN OF CHAPEL HILL

CONCEPT PLAN PROPOSAL

Applicant Information

Name: Craig Davis of Craig Davis Properties
Address: 940 N.W. Cary Parkway Suite 101
City: Cary State: NC Zip: 27513
Phone (Work): (919) 781-6631 FAX: (919) 678-0801 E-Mail: Craig.Davis@CraigDavisProperties.com

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

Name: Meadowmont JV LLC c/o Craig Davis Properties Phone (919) 781-6631
Address: 940 N.W. Cary Parkway, Suite 101
City: Cary State: NC Zip: 27513

Development Information

Name of Development: Meadowmont Village Center - Residential Initiative
Tax Map: 7 Block: 52 Lot(s): 6 Parcel ID #: 9798647228.534
Address/Location: Meadowmont Lane / Barbee Chapel Ext.
Existing Zoning: PD-MU New Zoning District if Rezoning Proposed NA
Proposed Size of Development (Acres / Square Feet): 21.53 Ac (GLA)/937,800 sf (GLA)
Permitted Floor Area (Square Feet): 269,307 sf: 102,400 office, 125,000 retail, 41,907 residential
Proposed Floor Area (Square Feet): 343,783 sf: 102,400 office, 121,000 retail, 120,383 residential
Minimum # Parking Spaces Required: 949 (existing) #Proposed 931
Proposed Number of Dwelling Units: 106 (total), 82 (proposed) # Units per Acre 4.92
Existing / Proposed Impervious Surface Area (Square Feet): 612,625 / 622,616
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 proposal b) authorizes on-site review by authorized staff; and c) to the best of his/her knowledge and belief, all information supplied with this proposal is true and accurate.

Signature: Craig M. Davis Date: 9/2/03

Please submit 20 sets of all materials, or 35 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 meeting dates and the placement of your request on the agenda, please call the Planning Department at (919) 968-2728.

**MEADOWMONT VILLAGE CENTER – RESIDENTIAL INITIATIVE
STATEMENT OF COMPLIANCE
2 SEPTEMBER 2003**

The concept plan submitted for the Meadowmont Village Center -- Residential Initiative proposes the addition of (82) residential units to the existing Village Center project. The master developer of Meadowmont, East West Partners, has agreed to “redistribute” the (82) residential units from other areas within the overall Meadowmont project to the Village Center. In doing this, required thresholds for density, traffic, FAR, open space, green space, impervious cover, etc...can be preserved. We have attached a copy of a letter from East West Partners to Cal Horton outlining a previous request for a similar redistribution on this site. Although the currently proposed redistribution includes 82 dwelling units instead of the original proposed 74 units, we believe that the letter demonstrates compliance with the Town of Chapel Hill’s design guidelines and the approved Master Land Use Plan. It is our opinion that, in several ways, the Residential Initiative proposes features that strengthen the Village Center’s ability to interact with adjacent residential uses, thereby encouraging increased pedestrian access and enhancing the village-type atmosphere desired.

(17)



July 26, 2001

Mr. Cal Horton, Town Manager
Town of Chapel Hill
306 North Columbia Street
Chapel Hill, NC 27514

Subject: Meadowmont Village Center – Residential Initiative
Administrative Minor Change to Approved Masterplan

Dear Cal:

Regarding the developer of the Meadowmont Village Center's interest in adding 74 residential dwelling units, we have researched the various issues involved (traffic; impervious surface, floor area ratio, parking and overall dwelling unit count). I am enclosing various correspondence and reports that address these issues.

We believe that the Council's Master Land Use Plan approval gives us the clear right to move density within the development, as long as we do not breach the required threshold ratios for density, traffic, FAR, impervious surface, etc. This is the purpose for the Master Plan process. The Master plan has a total unit cap of 1298 and a modified traffic cap of 7,769 residential ADT's. The proposed modification to the Village Center SUP will remain within these overall caps. We believe these types of changes are to be expected and should be dealt with administratively.

Considering that everyone agrees that more residences will make for a better integrated use of the Village Center, we believe this improvement is a "minor change" that should be administratively allowed under the original master plan.

Below, I will address each issue individually.

Traffic:

Please refer to George Krichbaum's letter dated 5 Jul 01 (attachment A) and Mike Horn's letter dated 4 Jun 01 (attachment B) where they address the traffic issue in detail.

For consideration in the Modification of the Master Land Use Plan:

Note: Current plan is to redistribute 82 dwelling units.

Traffic (external trip generation from Meadowmont) was the key issue during the Council's ultimate approval of the Meadowmont Infrastructure SUP. During deliberations, the developer agreed to a 25% reduction in extended trips from the then approved MLUP limits. This 25% reduction resulted in a maximum residential ADT of 7,769.

190 Finley Golf Course Road
Chapel Hill, NC 27514

919 929.0660



(18)

At present, 213 additional residential dwelling units could be added (redistributed) and still be under this approved threshold. This request is to redistribute 74 dwelling units, leaving us 139 DU below the overall "traffic threshold".

Impervious Surface:

For consideration in the Modification of the Meadowmont Village Center SUP:

Note: Current plan proposes about 10,000 sf of additional impervious area.

This proposal essentially is to replace parking lot asphalt with building roof with no net change in overall impervious surface area. In the final tally there may be a slight increase or decrease in impervious surface from the present ZCP due to landscape islands, etc. At present, we are about 15,000sf under the impervious surface threshold for the Village Center and Meadowmont overall High Density Area is about 90,000sf under its threshold.

Land Use Intensity:

For consideration in the Modification of the existing Meadowmont Village Center SUP and the Meadowmont Master Land Use Plan:

Note: Current plan proposes to add (redistribute) 78,476 sf of residential area (82 DU's) and eliminate 4000 sf of retail space.

Please refer to Bill Derks' letter dated 3 Jul 01 (attachment C) which addresses this issue in detail. This proposal is to add (redistribute) 115,000sf of floor area (74 dwelling units) to the Village Center.

At present, the total permitted non-single family residential floor area for Meadowmont is 3,519,555sf and the actual is 3,287,634sf or 231,921sf below permitted.

The other LUI requirements (open space, livability space and recreation space) are met at present and are met with inclusion of this proposal.

Floor Area Ratio:

For consideration in the Modification of the existing Meadowmont Village Center SUP and the Meadowmont Master Land Use Plan:

Note: Current plan proposes to add (redistribute) 78,476 sf of residential area (82 DU's) and eliminate 4000 sf of retail space.

There is a requirement within the commercial zoning district(s) of Meadowmont that there be a maximum ratio of commercial to office/residential of 40% (i.e. 40% commercial to 60% office/residential maximum).

The present program meets this ratio; that is, the commercial floor area is less than or equal to 40% of the total floor area in the commercial zone. If we add 115,000sf of residential (non-commercial) floor area to the Village Center, then the ratio will be less than the present ratio and this requirement will be "better met".

Parking:

For consideration in the Modification of the Meadowmont Village Center SUP:

Note: Current plan calls for an overall reduction in parking spaces.

Overall Dwelling Unit Count:

For consideration in the Modification of the Master Land Use Plan:

Note: Current plan does not exceed total allowable maximum. Plan redistributes unused DU's from other parts of Meadowmont and places 82 of them in the Village Center.

The Village Center SUP approval includes a stipulation that the maximum parking count be 987. As part of our future application to Modify the SUP, we will ask Council to increase this figure by the number of parking spaces required to support these additional (redistributed) 74 dwelling units.

The maximum number of residential dwelling units approved in the overall Meadowmont MLUP is 1,298. At present there are only 1106 dwelling units proposed for development, leaving an unallocated 192 dwelling units available for potential redistribution.

This request is to redistribute 74 residential dwelling units from the overall approved Meadowmont threshold to be incorporated into the Village Center.

Conformity with Master Plan:

We believe that this proposal meets and exceeds the general intent of the master plan by incorporating a vertical mix of uses within the Village Center.

Note: The current plan shows three residential buildings on the Building A site with garage and surface parking. Building K now includes two separate residential buildings with one level of parking beneath each building and surface parking.

The currently approved Building A is a small one-story commercial building with surface parking. This proposal is for a two-story commercial/residential building with partially covered parking (i.e. surface parking under the building).


The original illustrative master plan showed a row of townhouses along the western edge of the large western parking lot. Currently there are no edge buildings in the program. This proposal (through Building K) would reestablish a residential element on the western edge of the Village Center.

Benefits would include:

- Help visually break up and screen the large expanse of parking.
- Improve mix of uses within the Village Center.
- Add more families that would live in the Village Center.
- Place some of the surface parking underground.
- Strengthen the pedestrian linkage within the Village Center.

If the Master plan minor change is approved administratively, then our next step would be to prepare the required documents and to apply to Council for a Modification of the Village Center SUP.

Best regards,



Roger L. Perry

enclosures: 5 Jul 01 Letter from George Krichbaum for Meadowmont Development Company
4 Jun 01 Letter from Bill Horn addressing traffic issue
3 Jul 01 Letter from Bill Derks addressing permitted floor area issue

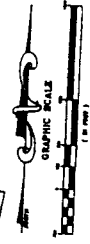
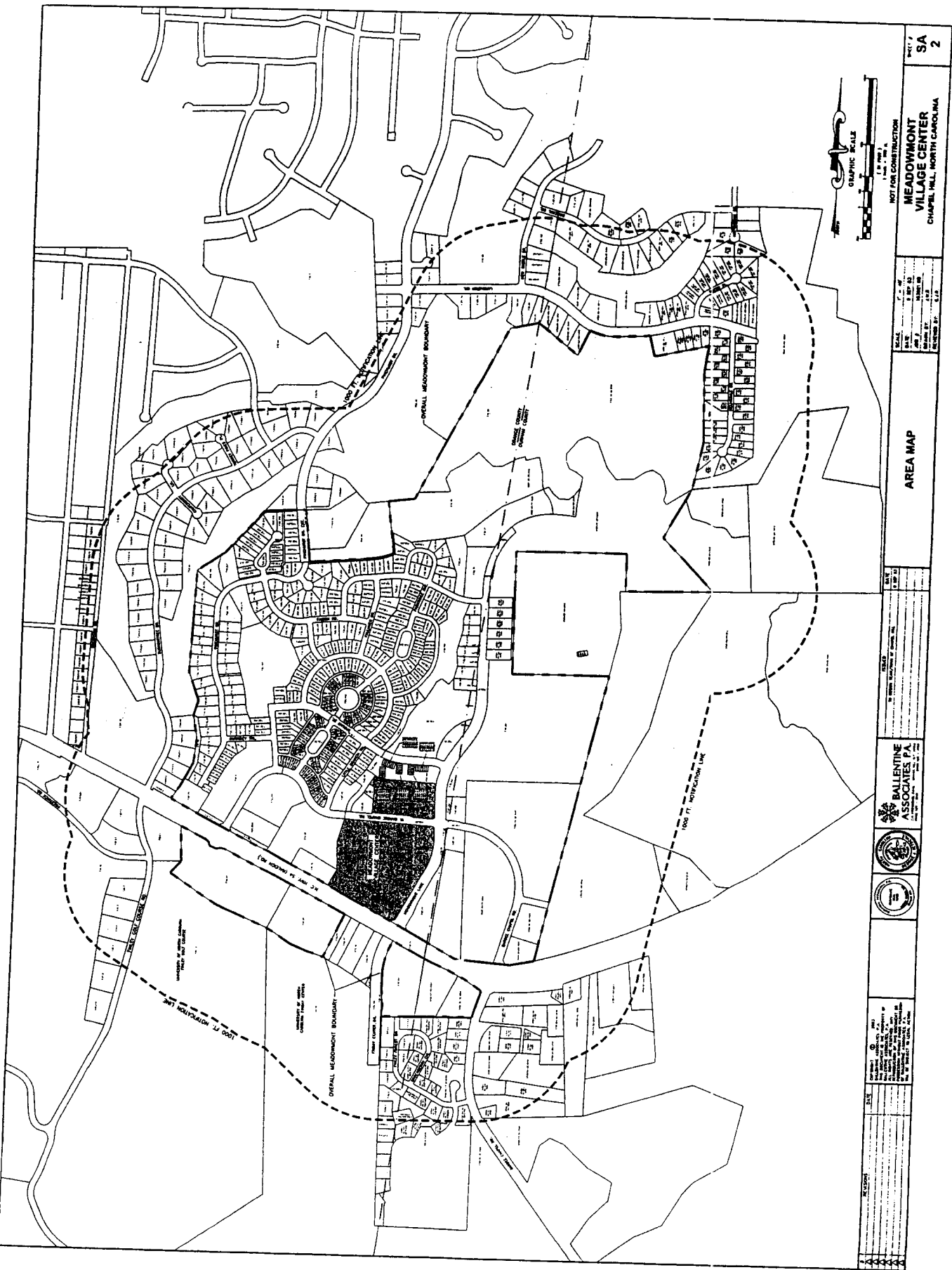
**MEADOWMONT VILLAGE CENTER – RESIDENTIAL INITIATIVE
DEVELOPER’S PROGRAM
2 SEPTEMBER 2003**

Meadowmont is a mixed use development incorporating residential, office, and retail on 435 acres. The 20 acre Village Center is the heart of Meadowmont’s retail component (125,000 sf) and, as currently planned, includes 102,400 sf of office space and 24 condos of residential. The Developer proposes to incorporate 82 additional residential dwelling units within the Village Center in order to further improve the mix of uses by locating families closer to the office, shopping and dining activities.

The overall approved residential density of Meadowmont will not change with this proposal. These 82 dwelling units are already included in the original approved ceiling of 1298; therefore, traffic impact and demand on community facilities and infrastructure will not change (see the “Statement of Compliance” included in this application package).

Building A is currently planned as a one-story 4000 sf retail building. The Developer proposes to eliminate Building A’s retail space and add 40 dwelling units composed of townhouses and flats. The Developer proposes that Building A be converted to three separate buildings (A-1, A-2, and A-3) on the Building A site. Building A-1 would be a 6 unit 2-story townhouse cluster, Building A-2 would be a 3-story building with 22 individual flats with 4 garage spaces, and Building A-3 would be a 3-story building with 12 individual flats.

The other 42 dwelling units would be housed in new Buildings K-1 and K-2 located on the site of the existing large surface parking lot just west of Buildings C and E. It would include 3 stories of residential over one floor of surface level parking.



NOT FOR CONSTRUCTION
MEADOWMONT VILLAGE CENTER
 CHAPEL HILL, NORTH CAROLINA







SA
 2

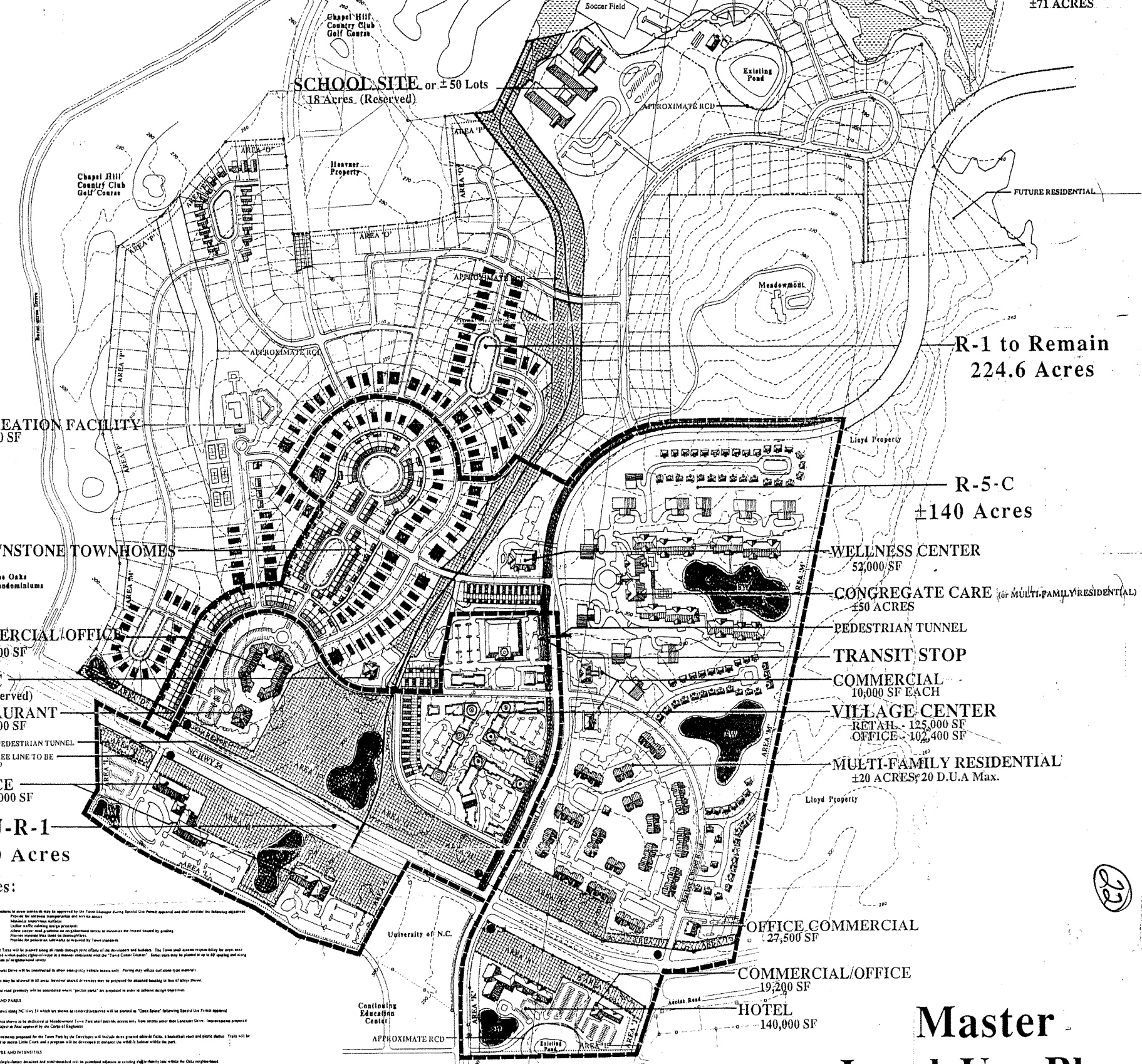
AREA MAP

BALLENTINE ASSOCIATES PA
 1000 W. WILSON ROAD, SUITE 100
 CHAPEL HILL, NC 27514
 (919) 967-1100
 www.balentine.com



LEGEND

-  Greenway/Buffer
-  Storm Water Pond Envelopes
-  Proposed Zoning District Boundary
-  Setback
-  Project Identification Signs
- D** Duplex (Permitted)
- Q** Quadraplex (Permitted)
-  Pedestrian Path



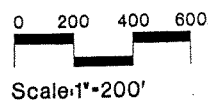
Notes:

1. Submittal to local jurisdiction shall be accompanied by the Town Manager during Special Use Permit approval and shall include the following information:
 - a. Preliminary site plan, topographic and service maps.
 - b. Maximum impervious surface.
 - c. Traffic analysis including design alternatives.
 - d. Other project and site plan information to be submitted as required by zoning.
 - e. Preliminary site plan showing proposed project.
 - f. Preliminary site plan showing proposed project.
 2. Final site plan shall be prepared using all data through final review of the development and building. The Town shall reserve the right to deny any project which does not comply with the "Town Center District" unless it can be shown that the project is in the public interest and that the project is in the public interest.
 3. Proposed Drive will be constructed in other than a "T" or "Y" configuration. Parking shall be provided in a "T" or "Y" configuration.
 4. Access shall be provided to all areas. However, where access may be provided for disabled building in the "T" or "Y" configuration.
 5. Special use permits shall be submitted with "parking plan" as required in other zoning districts.
- OFFSPACES AND PARKS**
1. Minimum lot size shall be 1/2 acre or more, as required by zoning.
 2. The area shown to be dedicated as "Meadowmont" shall be provided as a "T" or "Y" configuration. The area shown to be dedicated as "Meadowmont" shall be provided as a "T" or "Y" configuration.
 3. Improvements proposed for the Town Park to be developed shall include a basketball court and picnic shelter. Trails will be provided to connect the Town Park and a program will be developed to connect the area to the town center.
- LAND USE TYPES AND INTENSITIES**
1. Only single family detached and semi-detached shall be permitted subject to zoning requirements within the City's jurisdiction.
 2. Office use shall be limited to professional, executive, and research.
 3. Single family detached units are proposed on a lot of 1/2 acre or more and are limited to "town type" design. Retail, multi-unit, etc.
 4. Single family detached and single family semi-detached shall not be subject to zoning requirements.
 5. Garage apartments are permitted in all districts and shall not exceed 20% of the maximum residential floor area proposed.
 6. The maximum lot size shall be as follows:
 - Single Family: 1.250 Acres
 - Multi-Family: Approx. 1/2
 - Multi-Family: Approx. 1/2
- VILLAGE CENTER OFFICE**
- Notes: CHS use is not included in maximum proposed.
- OTHER COMMERCIAL**
- Office: 100,000 SF
 - Retail: 25,000 SF
 - Franchising: 25,000 SF
 - Restaurant: 15,000 SF
 - Service: 15,000 SF
 - Other: 15,000 SF
- OTHER OFFICE**
- Office of NC Hwy 54: 225,000 SF
 - Other: 12,000 SF
 - Other: 12,000 SF
- ARCHITECTURAL CODES**
1. Although Special Use Permits are required for all development proposed, an architectural review committee will be established by the developer and will advise the "Design Committee" developed by the Town in a final approval.
- SPONSOR**
1. Easements are permitted in the "Town Center District" may be utilized to help create a more cohesive development.
 2. Town proposed under NC Hwy 54 is subject to approval by NCDOT in other open use for its construction.

Buffer Legend

Buffer Area	Buffer Depth (ft.)	Setback from R.C.D. (ft.)
Area A	75'	75'
Area B	100'-400'	100'
Area C	100'	100'
Area D	50'	50/75'
Area E	50'	50/75'
Area F	50'-400'	50/1400'
Area G	200'	200'
Area H	200'	200'
Area I	50'	50'
Area J	50'	50/75'
Area K	50'	50/75'
Area L	20'	40'
Area M	15'	15'
Area N	0'	40'

Master Land-Use Plan for Meadowmont



Land Design Inc.

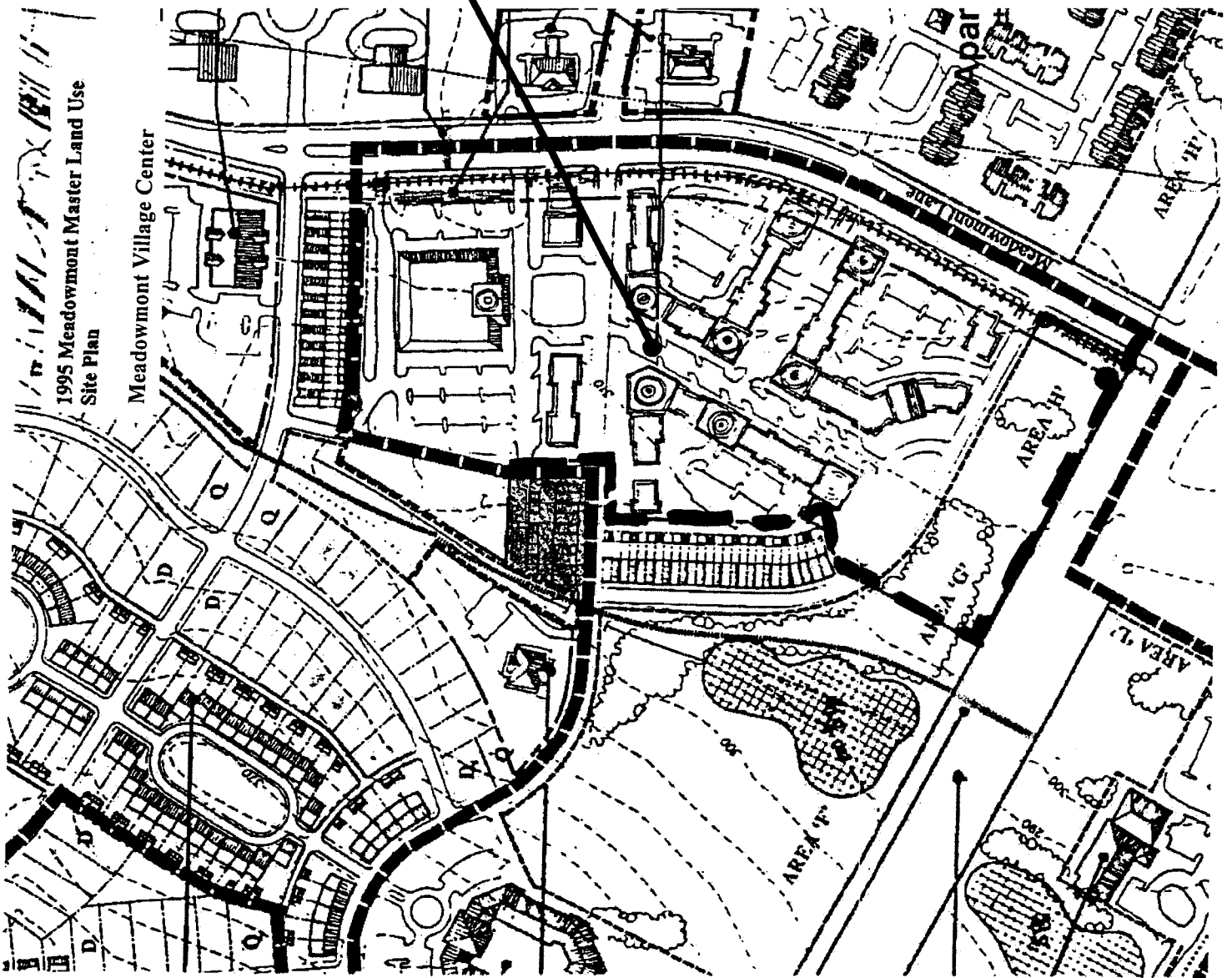
PROJECT #13158
DATE: 04/28/94
REVISIONS: 08/04/95

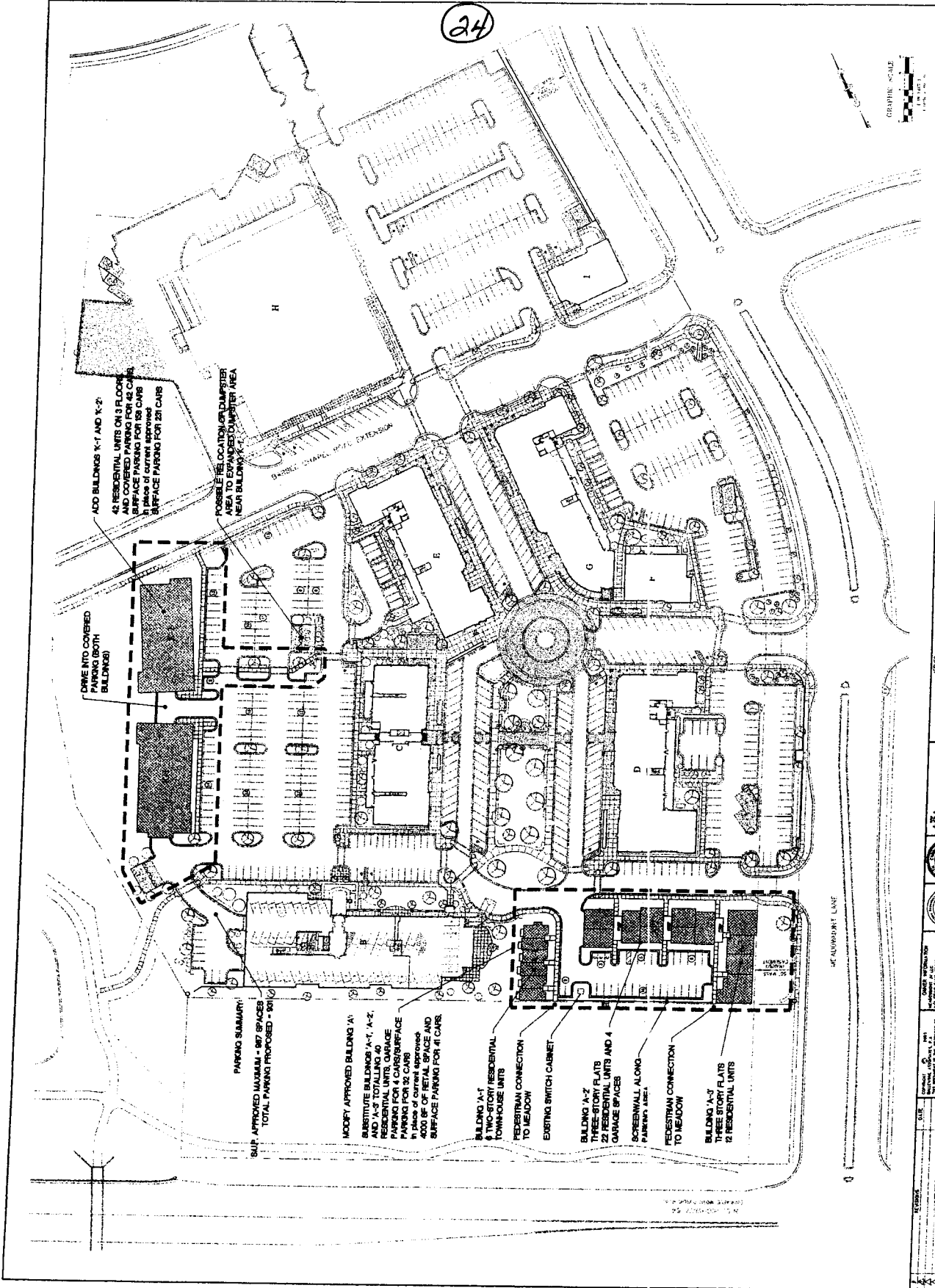
Note: Refer to text for detailed Buffer Requirements.

1995 Meadmont Master Land Use Site Plan

Meadmont Village Center

VILLAGE CENTER





24

GRAPHIC SCALE
1" = 20'

MEADOWMONT VILLAGE CENTER <small>PARCEL NO. 10</small>		RESIDENTIAL INITIATIVE CONCEPT PLAN		<small>DATE: 03/24/03</small> <small>SCALE: 1/8" = 1'-0"</small> <small>DATE: 03/24/03</small> <small>SCALE: 1/8" = 1'-0"</small> <small>DATE: 03/24/03</small> <small>SCALE: 1/8" = 1'-0"</small> <small>DATE: 03/24/03</small> <small>SCALE: 1/8" = 1'-0"</small>
		PRELIMINARY - DO NOT USE FOR CONSTRUCTION		

BALLENTINE ASSOCIATES, P.A.
 1000 W. MONROE AVENUE, SUITE 100
 PITTSBURGH, PA 15222