

COMMUNITY DESIGN COMMISSION

SUMMARY OF CONCEPTUAL PLAN REVIEW

**501 Eastowne Drive
February 21, 2001**

OVERVIEW

Prior to submittal of a formal development application, all major development proposals are required to be reviewed while they are still at a “conceptual” stage. In particular, it is the intent of the “Concept Plan” review process that citizens and members of the Community Design Commission have an opportunity to review a site analysis and a conceptual plan in order to evaluate the impact of a major development proposal on the character of the area in which it is proposed to be located. This process is intended to take into consideration the general form of the land before and after development as well as the spatial relationships of the proposed structures, open spaces, landscaped areas, and general access and circulation patterns as they relate to the proposed development and the surrounding area.

BACKGROUND

The Community Design Commission conducted a Concept Plan Review for this potential development on Wednesday, February 21, 2001. The subject site is located northwest of the intersection of Eastowne Drive and Old Sterling Road. The Concept Plan Review was for a proposal to construct a three-level 36,800 square foot office building with 131 parking spaces, on a 3.8 acre site identified as 501 Eastowne Drive.

The site is located in the Office/Institutional-2 (OI-2) zoning district. The site is located in Orange County and is identified as Chapel Hill Township Tax Map 26, Lot 17M. Approval of this project would require Council approval of a Special Use Permit.

CITIZEN COMMENTS ON CONCEPTUAL PLAN

There were no citizen comments on the conceptual development plan.

CONCEPTUAL PLAN REVIEW

The Community Design Commission reviewed the conceptual development plan submittal and discussed the following topics:

1. The Commission endorsed the proposed use of underground parking spaces.

2. One Commission member noted support for the amount of parking being less than the minimum required by the Development Ordinance.
3. A Commission member expressed concern that the proposed Providence Road entrance is located too close to the neighbor's entrance.
4. Several Commission members requested that the applicant consider locating the building closer to Eastowne Drive, in order to leave more undisturbed natural space behind the building.

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2/21/01 CONCEPT PLAN

