

COMMUNITY DESIGN COMMISSION**SUMMARY OF
CONCEPT PLAN REVIEW****Meadowmont Health Decisions Office/Residential Building
January 16, 2002****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, January 16, 2002. The applicant is proposing to construct a 77,000 square foot building on a 4.2-acre site that is located in the Meadowmont development, at the intersection of West Barbee Chapel Road and NC Highway 54. The building would include 52,000 square feet of office space, and 25,000 square feet of residential space (for 8-10 dwelling units). A total of 166 parking spaces are proposed for this site.

The Meadowmont development is generally located along NC Highway 54, between the UNC Friday Center and the Oaks neighborhood. The Meadowmont Master Land Use Plan was approved in 1995, and allowed a total of 1,298 dwelling units on the 435-acre site. The Master Land Use Plan identifies this particular 4.2-acre site for a 52,000 square-foot office building. This Concept Plan submittal proposes to modify the Meadowmont Master Land Use Plan by adding 25,000 square feet of residential space to this site (for a total of 77,000 square feet), and to reallocate 8-10 approved dwelling units from other portions of the Meadowmont development to this site. This would not represent an increase in the total number of dwelling units (1,298) approved for the overall Meadowmont development.

The site is located in the Mixed Use Residential-1 (MU-R-1) zoning district. This site is located in Orange County, and is identified as Chapel Hill Township Tax Map 52, Lot 384. This proposal would require Council approval of a Master Land Use Plan Modification and a Special Use Permit.

CITIZEN COMMENTS ON CONCEPT PLAN

One citizen spoke on this Concept Plan at the meeting. The issues raised by this citizen at the meeting are as follows:

- The citizen expressed concern that the proposed building at the top of the meadow would obstruct the view of the meadow for residents on the north side of West Barbee Chapel Road.
- The citizen expressed concern that the proposed amount of density on this site would have a major traffic impact on West Barbee Chapel Road.
- The citizen expressed concern that the building would be visible from NC Highway 54, and may not be aesthetically desirable.

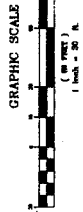
CONCEPT PLAN REVIEW

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

1. The Commission generally supported the concept of residential dwelling units being added to and incorporated with the office development previously envisioned for this site by the approved Meadowmont Master Land Use Plan.
2. Several Commission members were interested and/or concerned regarding the visibility of the building from NC Highway 54. One Commission member suggested reorienting the building on the knoll. Another Commission member requested that the applicant relocate the building along the site's West Barbee Chapel Road frontage, and place the parking behind the building, at the top of the meadow.
3. Several Commission members noted concerns regarding the proposed building's architecture. One Commission member believed that, from a distance, the building would appear to be a big block that would seem very urban in nature. The Commission member encouraged the applicant to pursue more of a "village" approach, and consider breaking the building into multiple structures.
4. Several Commission members expressed concerns regarding the amount of parking proposed on the site, and the off-site visibility of such parking. One Commission member noted that if the building were broken into multiple structures, they could potentially be located to better screen the off-site view of the proposed parking areas.
5. A Commission member encouraged the applicant to reduce impervious surface on this site, and to consider the stormwater requirements that may be included in the Town's Revised Development Ordinance.

6. One Commission member recommended that the applicant eliminate one of the two curb cuts proposed for this site.
7. A Commission member recommended that tree plantings be of a larger-than-usual caliper, to better match the scale of the building.
8. Several Commission member encourage the applicant to preserve and/or relocate as many of the existing cedar trees as possible.

Prepared by: Weezie Oldenburg, Chair, Community Design Commission
Rob Wilson, Staff



SHEET # CC 1
HEALTH DECISIONS, INC.
CHAPEL HILL, NORTH CAROLINA

SCALE: 1" = 20'
DATE: 07 JAN 03
JOB # 00017.00
DRAWN BY: J.F.S./M.L.L.
REVIEWED BY: J.E.E.

CONCEPT PLAN

ISSUED	DATE
TO TOWN/TOWN OF CHAPEL HILL	7 JAN 03

BALLENTINE ASSOCIATES P.A.
1000 W. HARRIS ST.
CHAPEL HILL, NC 27614
919-997-2394 (200)
919-997-2396 (200)



OWNER INFORMATION
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COUNTY OF GUILF
HEALTH DECISIONS, INC.
1000 W. HARRIS ST.
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919-997-2396 (200)

REVISIONS	DATE

