CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9798 64 7228 Date: 10/22/2019

Section A: Project Information

Project Name: Bella Vista at Meadowmont Village Center

Property Address: 100 Meadowmont Village Circle Zip Code: 27517

Use Groups (A, B, and/or C): B, C (A under consideration) Existing Zoning District: MU-R-1

Project Description: **Development of a new mixed-use building with office, accessory commercial / restaurant space with subsurface structured parking (a residential component is under consideration)**

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: Nicole Young (on behalf of Mariana Molina)

Address: SEPI Engineering & Construction, 1 Glenwood Avenue, Suite 600

City: Raleigh State: NC Zip Code: 27603

Phone: 919-747-5873 Email: nyoung@sepiinc.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: Nicole Young Date: October 22, 2019

Owner/Contract Purchaser Information:

☐ **Owner** ☒ **~~Contract Purchaser~~ Lease Holder / Ground Lessee**

Name: Meadowmont JV LLC

Address: c/o Craig Davis Properties, Inc., 8000 Weston Parkway, Suite 360

City: Cary State: NC Zip Code: 27513

Phone: 919-678-4301 Email: craig.davis@craigdavisproperties.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: Craig M. Davis Date: 10/21/2019

Property Owner / Ground Lessor:

DDRM Meadowmont Village Center LLC

c/o Site Centers, 3300 Enterprise Parkway, Beachwood, OH 44122

Note: DDRM Meadowmont Village Center LLC, successor-in-interest to Inland South East Meadowmont, L.L.C., is the "Landlord" and Meadowmont JV LLC is the "Tenant" under that certain Outparcel K Ground Lease Agreement dated as of December 31, 2002.

Concept Plan Project Fact Sheet

Site Description	
Project Name	**Bella Vista at Meadowmont Village Center**
Address	**100 Meadowmont Village Circle (Parcel K)**
Property Description	**1.98-acre parcel with existing surface parking lot**
Existing Land Use	Surface Parking
Proposed Land Use	Office, Accessory Commercial / Restaurant Space, Parking (residential component under consideration)
Orange County Parcel Identifier Numbers	**9798 64 7228**
Existing Zoning	MU-R-1
Proposed Zoning	OI-3
Application Process	Rezoning, Master Land Use Plan Modification, Special Use Permit Modification
Comprehensive Plan Elements	Themes 1-6
Overlay Districts	N/A

Topic	Requirement	Proposal	Status
Use/Density (Sec 3.7)	Defined by Meadowmont MLUP & Village Center SUP	M	
Dimensional Standards (Sec. 3.8)	Defined by Meadowmont MLUP & Village Center SUP	M	
Floor area (Sec. 3.8)	Defined by Meadowmont MLUP & Village Center SUP	M	
Modifications to Regulations (Sec. 4.5.6)	LUMO	✓	
Adequate Public Schools (Sec. 5.16)	UNK	UNK	
Inclusionary Zoning (Sec. 3.10)	LUMO	UNK	
Landscape			
Buffer – North (Sec. 5.6.2)	Defined by Meadowmont MLUP, Village Center SUP	✓	
Buffer – East (Sec. 5.6.2)		✓	
Buffer – South (Sec. 5.6.2)		✓	
Buffer - West (Sec. 5.6.2)		✓	

Tree Canopy (Sec. 5.7)	LUMO, Meadowmont MLUP & Village Center SUP	✓	
Landscape Standards (Sec. 5.9.6)	LUMO, Meadowmont MLUP, Village Center SUP	✓	
Environment			
Resource Conservation District (Sec. 3.6)	LUMO	✓	
Erosion Control (Sec. 5.3.1)	LUMO	✓	
Steep Slopes (Sec. 5.3.2)	N/A	N/A	
Stormwater Management (Sec. 5.4)	LUMO, Meadowmont MLUP, Village Center SUP	✓	
Land Disturbance	LUMO	✓	
Impervious Surface (Sec. 3.8)	LUMO	✓	
Solid Waste & Recycling	LUMO	✓	
Jordan Riparian Buffer (Sec. 5.18)	LUMO	✓	
Access and Circulation			
Road Improvements (Sec. 5.8)	LUMO	UNK	
Vehicular Access (Sec. 5.8)	LUMO	✓	
Bicycle Improvements (Sec. 5.8)	LUMO, Meadowmont MLUP	✓	
Pedestrian Improvements (Sec. 5.8)	LUMO, Village Center SUP	✓	
Traffic Impact Analysis (Sec. 5.9)	LUMO & Meadowmont MLUP	UNK	
Vehicular Parking (Sec. 5.9)	LUMO & Meadowmont MLUP	✓	
Transit (Sec. 5.8)	LUMO, Meadowmont MLUP	N/A - Met with existing	
Bicycle Parking (Sec. 5.9)	LUMO & Meadowmont Design Guidelines	✓	
Parking Lot Standards (Sec. 5.9)	LUMO	✓	
Technical			
Fire	LUMO	✓	
Site Improvements	LUMO, Meadowmont MLUP, Village Center SUP	✓	

Schools Adequate Public Facilities (Sec. 5.16)	UNK	UNK	
Recreation Area (Sec. 5.5)	Meadowmont MLUP	✓	
Lighting Plan (Sec. 5.11)	LUMO	✓	
Homeowners Association (Sec. 4.6)	LUMO, Meadowmont MLUP, Village Center SUP	✓	

Symbol	Meaning	Symbol	Meaning
✓	Meets Standard	**M**	Modification necessary
NA	Not Applicable	UNK	Not known at this time

Checklist

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning and Sustainability at (919)968-2728 or at planning@townofchapelhill.org.

X	**Application fee** (refer to fee schedule)	Amount Paid $ 380.00
X	**Pre-application meeting** – with appropriate staff	
X	**Digital Files** - provide digital files of all plans and documents	
X	**Concept Project Fact Sheet**	
X	**Statement of Compliance with Design Guidelines** (1 copies)	
X	**Statement of Compliance with Comprehensive Plan** (1 copies)	
N/A	**Affordable Housing Proposal, if applicable** (Rezoning Policy or Inclusionary Ordinance)	
X	**Mailing list of owners of property within 1,000 feet perimeter of subject property** (see GIS notification tool)	
X	**Mailing fee for above mailing list**	Amount Paid $
X	**Developer's Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:**	

- Natural features of site
- Access, circulation, and mitigation of traffic impacts
- Arrangement and orientation of buildings
- Natural vegetation and landscaping
- Impact on neighboring properties
- Erosion, sedimentation, and stormwater

X	**Resource Conservation District, Floodplain, & Jordan Buffers Determination** - necessary for all submittals
X	**Reduced Site Plan Set (reduced to 8.5"x11")**

Plan Sets (1 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable

Area Map

a) Project name, applicant, contact information, location, PIN, & legend
b) Dedicated open space, parks, greenways
c) Overlay Districts, if applicable
d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
f) 1,000' notification boundary

Existing Conditions Plan

a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
b) Location of all existing structures and uses
c) Existing property line and right-of-way lines
d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
e) Nearest fire hydrants
f) Nearest bus shelters and transit facilities
g) Existing topography at minimum 2-foot intervals and finished grade
h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Proposed Site Plan

a) Existing building locations
b) General location of proposed structures
c) Parking areas
d) Open spaces and landscaped areas
e) Access points and circulation patterns for all modes of transportation
f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
h) Proposed land uses and approximate location