

**MEADOWMONT  
MASTER PROJECT FACT SHEET SUPPLEMENT**

(FLOOR AREA AND LUI DETAILS)

JUNE 30, 1997 (REVISED APRIL 20, 2012 + July 27, 2015 smlp Edits per Deeds unless noted as per SUP's )

**REVISED 5-21-2024 - Parcel 20 Updated to Reflect Overlook SUP**

**A. IDENTIFICATION OF DEVELOPMENT**

1. Name: **MEADOWMONT**
2. Request: **S.U.P.**
3. Tax Parcels: **7.52.6 (ORANGE COUNTY) and 479-1-B, 491-6-6, 491-6-6A (DURHAM COUNTY)**
4. Zoning Districts: **R-1, R-5-C, MU-R-1**

	INFRASTRUCTURE	VILLAGE CENTER S.U.P. (PARCELS 1, 1A, & 1B)	APARTMENT S.U.P. (PARCEL 5)	SCHOOL S.U.P. (PARCELS 15A & 15B)	PARK S.U.P. (PARCELS 16A & 16B))	SWIM CLUB S.U.P. (PARCEL 14)	AFFORDABLE HOUSING S.U.P. (PARCEL 12B)	WELLNESS CENTER S.U.P. (PARCEL 13)	CONGREGATE CARE S.U.P. (PARCEL 2 & 2A)	HILLTOP CONDOMINIUM S.U.P. (PARCEL 9)	RESTAURANT S.U.P. (PARCEL 10A)	COMM. / OFFICE S.U.P. (PARCEL 10)	HOTEL S.U.P. (PARCEL 6)	OFFICE S.U.P. (PARCEL 6A)	COMM. S.U.P. (PARCEL 3)	COMM. S.U.P. (PARCEL 4)	COMM. / OFFICE S.U.P. (PARCEL 6B)	ARC APARTMENTS S.U.P. (PARCEL 12C)	CIVIC / COMMERCIAL S.U.P. (PARCEL 12D)	GREENWAY CONDOMINIUM S.U.P. (PARCEL 12A)	OFFICE S.U.P. (PARCEL 7)	OFFICE S.U.P. (PARCEL 8)	RECYCLE AREA (LOT 419)	MURRAY HILL S.U.P. (PARCEL 20)	TOTALS
<b>B. GROSS LAND AREAS(AC)</b>																									
1. Net Land Area	182.94	21.54	20.18	25.35	71.08	3.10	0.68	2.24	47.10	5.25	2.08	4.23	8.24	2.34	1.00	1.07	1.50	0.66	0.45	0.68	7.09	12.66	0.19	1.17	421.66
2. Cred. Street Area (1)	-	-	-	-	-	-	-	-	3.15	-	-	0.42	0.71	-	-	-	-	-	-	-	0.71	1.27	-	-	-
3. Cred. Open Space	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4. Gross Land Area	182.94	21.54	20.18	25.35	71.08	3.10	0.68	2.24	50.25	5.25	2.08	4.65	8.96	2.34	1.00	1.07	1.50	0.66	0.45	0.68	7.80	13.92	0.19	1.17	429.09
5. Gross Area R-1 PD-MU	118.96	-	-	25.35	71.08	3.10	-	0.60	-	3.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	222.19
6. Gross Area R-5-C PD-MU	48.35	0.24	20.18	-	-	-	0.67	1.64	50.25	2.15	-	-	8.96	2.34	1.00	1.07	1.50	0.66	0.45	0.68	-	-	0.19	1.17	141.50
7. Gross Area MU-R-1 PD-MU	15.63	21.30	-	-	-	-	0.01	-	-	-	2.08	4.65	-	-	-	-	-	-	-	-	7.80	13.92	-	-	65.40
8. Area RCD Inside Parcels	11.28	-	-	7.76	69.12	0.04	-	0.64	-	-	-	-	0.93	0.11	-	-	-	-	-	-	-	-	-	-	89.88

**Note:** The 0.01 acre area in the MU-R-1 zoning district in the Parcel 20 column was shown in error on the August 7, 2009 version of this sheet. That area was actually part of the former Parcel 19, which was absorbed into the Affordable Housing (Rosemary Place; Parcel 12B) project. Therefore, the 0.01 acre is now correctly show in the "Affordable Housing SUP – Parcel 12B" column.

**Note:** Parcel 12 split to Parcel 12C and 12D on March 21, 2012

**Note:** Lots 298, 299, 300, 301 removed from Infrastructure on April 20, 2012

**C. REQUIRED LUI  
GROSS LAND AREAS(AC)**

	INFRASTRUCTURE	VILLAGE CENTER S.U.P. (PARCELS 1, 1A, & 1B)	APARTMENT S.U.P. (PARCEL 5)	SCHOOL S.U.P. (PARCELS 15A & 15B)	PARK S.U.P. (PARCELS 16A & 16B))	SWIM CLUB S.U.P. (PARCEL 14)	AFFORDABLE HOUSING S.U.P. (PARCEL 12B)	WELLNESS CENTER S.U.P. (PARCEL 13)	CONGREGATE CARE S.U.P. (PARCEL 2 & 2A)	HILLTOP CONDOMINIUM S.U.P. (PARCEL 9)	RESTAURANT S.U.P. (PARCEL 10A)	COMM. / OFFICE S.U.P. (PARCEL 10)	HOTEL S.U.P. (PARCEL 6)	OFFICE S.U.P. (PARCEL 6A)	COMM. S.U.P. (PARCEL 3)	COMM. S.U.P. (PARCEL 4)	COMM. / OFFICE S.U.P. (PARCEL 6B)	ARC APARTMENTS S.U.P. (PARCEL 12C)	CIVIC / COMMERCIAL S.U.P. (PARCEL 12D)	GREENWAY CONDOMINIUM S.U.P. (PARCEL 12A)	OFFICE S.U.P. (PARCEL 7)	OFFICE S.U.P. (PARCEL 8)	RECYCLE AREA (LOT 419)	MURRAY HILL S.U.P. (PARCEL 20)	TOTALS
Gross Area R-1 PD-MU	109.39	-	-	17.59	1.95	1.35	-	0.41	0.00	3.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	133.80
Gross Area R-5-C PD-MU	48.35	0.24	20.18	-	-	-	0.67	1.19	50.25	2.15	-	-	8.03	2.23	1.00	1.07	1.50	0.66	0.45	0.68	-	-	0.19	1.17	140.01
Gross Area MU-R-1 PD-MU	15.63	21.30	-	-	-	-	0.01	-	-	-	2.08	4.65	-	-	-	-	-	-	-	-	7.80	13.92	-	-	65.40
Gross Area RCD	11.28	-	-	7.76	69.12	0.04	-	0.64	-	-	-	-	0.93	0.11	-	-	-	-	-	-	-	-	-	-	89.88

**1. Floor Area Permitted (SF)**

<b>a. R-1 PD-MU</b>		RATIO																									
Use Group A		0.076	362,151							10,263																372,414	
Use Group B		0.050			38,309	4,254		893																		43,457	
Use Group C		0.031								1,826																1,826	
<b>Subtotal</b>																										<b>417,697</b>	
<b>b. R-5-C PD-MU</b>		RATIO																									
Use Group A		0.303	638,162					8,889	663,223	28,370																1,629,483	
Use Group B		0.264		2,807									92,304											2,216		110,988	
Use Group C		0.162												15,721	7,067	7,555	10,585	4,622	3,168							48,718	
<b>Subtotal</b>																										<b>1,789,189</b>	
<b>c. MU-R-1 PD-MU CC Use Group B</b>		RATIO																									
CC Use Group B		0.429	292,051	398,017	34,032			187			38,879	86,915												145,789	260,216	1,256,086	
<b>Subtotal</b>																										<b>1,256,086</b>	
<b>d. RCD</b>		RATIO																									
All Groups		0.019	9,332		6,424	57,209	33		530				770	91												74,388	
<b>Subtotal</b>																										<b>74,388</b>	
<b>Total Permitted Floor Areas By Zoning</b>			1,301,696	400,824	300,408	44,734	61,463	1,859	9,075	15,084	663,223	38,633	38,879	86,915	93,073	15,812	7,067	7,555	10,585	4,622	3,168	9,021	145,789	260,216	2,216	15,442	<b>3,537,360</b>
<b>Totals Specified By Master Plan or Developer's Allocation</b>			1,230,856	269,400	300,381	93,517	4,100	4,013	35,825	52,000	728,603	143,496	12,000	52,000	99,849	60,000	10,000	10,000	10,200	5,400	0	16,656	60,822	150,000	0	66,000	<b>3,415,118</b>
<b>Variance - Surplus (+)</b>			70,840	131,424	27	--	57,363	--	--	--	--	26,879	34,915	--	--	--	385	--	--	--	--	84,967	110,216	2,216	--	519,233	
<b>Variance - Deficit (-)</b>			--	--	--	-48,783	--	-2,154	-26,750	-36,916	-65,380	-104,863	--	--	-6,776	-44,188	-2,933	-2,445	--	-778	--	-7,635	--	--	--	-400,159	
<b>Floor Area Transferred</b>																										0	

**NOTE: ADDITIONAL FLOOR AREA ALLOWANCE FOR APARTMENT PARCEL (34,032 SF) CREATED BY ENCUMBERING 1.82 ACRES OF ENTRANCEWAY CORRIDOR ADJACENT TO THE VILLAGE CENTER.**

**GROSS LAND AREAS(AC)**

Gross Area R-1 PD-MU	109.39	-	-	17.59	1.95	1.35	-	0.41	0.00	3.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	133.80
Gross Area R-5-C PD-MU	48.35	0.24	20.18	-	-	-	0.67	1.19	50.25	2.15	-	-	8.03	2.23	1.00	1.07	1.50	0.66	0.45	0.68	-	-	0.19	1.17	140.01
Gross Area MU-R-1 PD-MU	15.63	21.30	-	-	-	-	0.01	-	-	-	2.08	4.65	-	-	-	-	-	-	-	-	7.80	13.92	-	-	65.40
Gross Area RCD	11.28	-	-	7.76	69.12	0.04	-	0.64	-	-	-	-	0.93	0.11	-	-	-	-	-	-	-	-	-	-	89.88

**2. Open Space (SF)**

	RATIO																									
<b>a. R-1 PD-MU</b>																										
Use Group A	0.890	4,240,980								120,182																4,361,162
Use Group B	0.870			666,577	74,028			15,541																		756,147
Use Group C	0.900					53,015																				53,015
<b>Subtotal</b>																										<b>5,170,324</b>
<b>b. R-5-C PD-MU</b>																										
Use Group A	0.780	1,642,795		685,720			22,882			73,031										23,221						2,487,402
Use Group B	0.740		7,868					38,293	1,619,752				258,730										6,212	39,753		1,930,855
Use Group C	0.770													74,722	33,590	35,909	50,312	21,970	15,060							231,562
<b>Subtotal</b>																										<b>4,649,819</b>
<b>c. MU-R-1 PD-MU</b>																										
CC Use Group B	0.760	517,386	705,112				331				68,877	153,976														2,164,944
<b>Subtotal</b>																										<b>2,164,944</b>
<b>d. RCD</b>																										
All Groups	0.930	456,760		314,460	2,800,212	1,620		25,927					37,675	4,456												3,641,111
<b>Subtotal</b>																										<b>3,641,111</b>

<b>Total Required Open Space By Zoning</b>	6,857,920	712,980	685,720	981,037	2,874,241	54,636	23,213	79,761	1,619,752	193,213	68,877	153,976	296,405	79,178	33,590	35,909	50,312	21,970	15,060	23,221	258,274	460,989	6,212	39,753	<b>15,626,198</b>	
<b>Totals Specified By Master Plan or Developer's Allocation</b>	6,859,961	716,405	729,829	855,727	2,850,130	355,629	83,361	248,911	1,764,689	186,870	84,419	140,037	367,197	79,253	33,541	33,541	55,000	20,353	16,542	21,292	329,734	569,160	0	14,000	<b>16,415,581</b>	
<b>Variance - Surplus (+)</b>	2,041	3,425	44,109	--	--	300,993	60,148	169,150	144,937	--	15,542	--	70,792	75	--	--	4,688	--	--	--	71,460	108,171	--	--	<b>995,533</b>	
<b>Variance - Deficit (-)</b>	--	--	--	-125,310	-24,111	--	--	--	--	-6,343	--	-13,939	--	--	-49	-2,368	--	-1,617	--	-1,929	--	--	-6,212	-25,753	<b>-207,632</b>	
<b>Open Space Transferred</b>																										<b>0</b>

**GROSS LAND AREAS(AC)**

Gross Area R-1 PD-MU	109.39	-	-	17.59	1.95	1.35	-	0.41	0.00	3.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	133.80
Gross Area R-5-C PD-MU	48.35	0.24	20.18	-	-	-	0.67	1.19	50.25	2.15	-	-	8.03	2.23	1.00	1.07	1.50	0.66	0.45	0.68	-	-	0.19	1.17	140.01
Gross Area MU-R-1 PD-MU	15.63	21.30	-	-	-	-	0.01	-	-	-	2.08	4.65	-	-	-	-	-	-	-	-	7.80	13.92	-	-	65.40
Gross Area RCD	11.28	-	-	7.76	69.12	0.04	-	0.64	-	-	-	-	0.93	0.11	-	-	-	-	-	-	-	-	-	-	89.88

**3. Min. Livability Space (SF)**

	RATIO	INFRASTRUCTURE	VILLAGE CENTER S.U.P. (PARCELS 1, 1A, & 1B)	APARTMENT S.U.P. (PARCEL 5)	SCHOOL S.U.P. (PARCELS 15A & 15B)	PARK S.U.P. (PARCELS 16A & 16B))	SWIM CLUB S.U.P. (PARCEL 14)	AFFORDABLE HOUSING S.U.P. (PARCEL 12B)	WELLNESS CENTER S.U.P. (PARCEL 13)	CONGREGATE CARE S.U.P. (PARCEL 2 & 2A)	HILLTOP CONDOMINIUM S.U.P. (PARCEL 9)	RESTAURANT S.U.P. (PARCEL 10A)	COMM. / OFFICE S.U.P. (PARCEL 10)	HOTEL S.U.P. (PARCEL 6)	OFFICE S.U.P. (PARCEL 6A)	COMM. S.U.P. (PARCEL 3)	COMM. S.U.P. (PARCEL 4)	COMM. / OFFICE S.U.P. (PARCEL 6B)	ARC APARTMENTS S.U.P. (PARCEL 12C)	CIVIC / COMMERCIAL S.U.P. (PARCEL 12D)	GREENWAY CONDOMINIUM S.U.P. (PARCEL 12A)	OFFICE S.U.P. (PARCEL 7)	OFFICE S.U.P. (PARCEL 8)	RECYCLE AREA (LOT 419)	MURRAY HILL S.U.P. (PARCEL 20)	TOTALS
<b>a. R-1 PD-MU</b>																										
Use Group A	0.750	3,573,859									101,277															3,675,136
Use Group B	0.750				574,636	63,817			13,398																	651,851
Use Group C	0.800						47,125																			47,125
Subtotal																										4,374,112
<b>b. R-5-C PD-MU</b>																										
Use Group A	0.500	1,053,073		439,564				14,668			46,815										14,886				25,483	1,594,488
Use Group B	0.400		4,253					20,699	875,542					139,854										3,358		1,043,705
Use Group C	0.530														51,432	23,121	24,717	34,630	15,122	10,366						159,387
Subtotal																										2,797,581
<b>c. MU-R-1 PD-MU</b>																										
CC Use Group B	0.270	183,808	250,500					118				24,469	54,702									91,755	163,773			769,125
Subtotal																										769,125
<b>d. RCD</b>																										
All Groups	0.850	417,469			287,410	2,559,334	1,481		23,697					34,434	4,073											3,327,897
Subtotal																										3,327,897
<b>Total Required Livability Space By Zoning</b>		5,228,209	254,753	439,564	862,045	2,623,151	48,606	14,785	57,793	875,542	148,092	24,469	54,702	174,288	55,505	23,121	24,717	34,630	15,122	10,366	14,886	91,755	163,773	3,358	25,483	11,268,715
<b>Totals Specified By Master Plan or Developer's Allocation</b>		5,277,185	254,512	541,156	754,019	2,602,274	317,294	59,056	196,914	1,349,890	158,881	29,991	49,750	273,063	55,556	15,000	15,000	40,000	15,110	10,285	10,445	248,876	388,028	0	0	12,662,285
<b>Variance - Surplus (+)</b>		48,976	--	101,592	--	--	268,688	44,271	139,121	474,348	10,789	5,522	--	98,775	51	--	--	5,370	--	--	--	157,121	224,255	--	--	1,578,878
<b>Variance - Deficit (-)</b>		--	-241	--	-108,026	-20,877	--	--	--	--	--	--	-4,952	--	--	-8,121	-9,717	--	-12	--	-4,441	--	--	-3,358	-25,483	-185,227
<b>Livability Space Transferred</b>																										0
<b>GROSS LAND AREAS(AC)</b>																										
Gross Area R-1 PD-MU		109.39	-	-	17.59	1.95	1.35	-	0.41	0.00	3.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	133.80
Gross Area R-5-C PD-MU		48.35	0.24	20.18	-	-	-	0.67	1.19	50.25	2.15	-	-	8.03	2.23	1.00	1.07	1.50	0.66	0.45	0.68	-	0.19	1.17	-	140.01
Gross Area MU-R-1 PD-MU		15.63	21.30	-	-	-	-	0.01	-	-	-	2.08	4.65	-	-	-	-	-	-	-	-	7.80	13.92	-	-	65.40
Gross Area RCD		11.28	-	-	7.76	69.12	0.04	-	0.64	-	-	-	-	0.93	0.11	-	-	-	-	-	-	-	-	-	-	89.88

**4. Min. Recreation Space (SF)**

		INFRASTRUCTURE	VILLAGE CENTER S.U.P. (PARCELS 1, 1A, & 1B)	APARTMENT S.U.P. (PARCEL 5)	SCHOOL S.U.P. (PARCELS 15A & 15B)	PARK S.U.P. (PARCELS 16A & 16B))	SWIM CLUB S.U.P. (PARCEL 14)	AFFORDABLE HOUSING S.U.P. (PARCEL 12B)	WELLNESS CENTER S.U.P. (PARCEL 13)	CONGREGATE CARE S.U.P. (PARCEL 2 & 2A)	HILLTOP CONDOMINIUM S.U.P. (PARCEL 9)	RESTAURANT S.U.P. (PARCEL 10A)	COMM. / OFFICE S.U.P. (PARCEL 10)	HOTEL S.U.P. (PARCEL 6)	OFFICE S.U.P. (PARCEL 6A)	COMM. S.U.P. (PARCEL 3)	COMM. S.U.P. (PARCEL 4)	COMM. / OFFICE S.U.P. (PARCEL 6B)	ARC APARTMENTS S.U.P. (PARCEL 12C)	CIVIC / COMMERCIAL S.U.P. (PARCEL 12D)	GREENWAY CONDOMINIUM S.U.P. (PARCEL 12A)	OFFICE S.U.P. (PARCEL 7)	OFFICE S.U.P. (PARCEL 8)	RECYCLE AREA (LOT 419)	MURRAY HILL S.U.P. (PARCEL 20)	TOTALS	
<b>a. R-1 PD-MU</b>	RATIO																										
Use Group A	0.025	119,129									3,376														1,274	123,779	
Use Group B	n/a				-	-			-																		0
Use Group C	n/a						-																				0
	<b>Subtotal</b>																										<b>123,779</b>
<b>b. R-5-C PD-MU</b>	RATIO																										
Use Group A	0.050	105,307		43,956				1,467			4,682										1,489				2,548	159,449	
Use Group B	n/a		-						-	-				-										-	-		0
Use Group C	n/a														-	-	-	-	-	-							0
	<b>Subtotal</b>																										<b>159,449</b>
<b>c. MU-R-1 PD-MU CC Use Group B</b>	RATIO																										
	n/a	-	-																								0
	<b>Subtotal</b>																										<b>0</b>
<b>d. RCD All Groups</b>	RATIO																										
	n/a	-			-	-	-		-					-	-												0
	<b>Subtotal</b>																										<b>0</b>
<b>Total Required Recreation Space By Zoning</b>		224,436	0	43,956	0	0	0	1,467	0	0	8,057	0	0	0	0	0	0	0	0	0	1,489	0	0	0	3,822	283,227	
<b>Totals Specified By Master Plan or Developer's Allocation</b>		216,055	0	52,215	0	3,068,366	0	10,290	0	109,379	3,000	0	0	0	0	0	0	8,800	0	0	0	0	0	0	0	3,468,105	
<b>Variance - Surplus (+)</b>		--	0	8,259	0	3,068,366	0	8,823	0	109,379	--	0	0	0	0	0	0	8,800	0	0	--	0	0	0	--	3,203,627	
<b>Variance - Deficit (-)</b>		-8,381	0	--	0	--	0	--	0	--	-5,057	0	0	0	0	0	0	--	0	0	-1,489	0	0	0	-3,822	-18,749	
<b>Rec. Space Transferred</b>																										0	