



**CONCEPT PLAN REVIEW: BELLA VISTA AT MEADOWMONT VILLAGE CENTER
(PROJECT #19-125)**

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Judy Johnson, Interim Director
Kari Grace, Senior Planner

ADDRESS 100 Meadowmont Village Circle	DATE March 4, 2020	APPLICANT Nicole Young, SEPI on behalf of Bella Vista Development Group, LLC
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STAFF'S RECOMMENDATION

That the Council adopt the resolution transmitting comments to the applicant.

PROCESS

- Hear the applicant's presentation
- Receive Community Design Commission comments (November 12, 2019 meeting)
- Receive Housing Advisory Board comments (January 14, 2020 meeting)
- Hear public comments
- Offer suggestions to the applicant

Statements by individual Council members on a concept plan are not a commitment to an official position for a formal application.

DECISION POINTS

The applicant is considering a rezoning, special use permit modification, and master land use plan modification, all of which require a Concept Plan review by Council.

Staff advised the applicant to discuss their preferred process with Council.

PROJECT OVERVIEW

Floor Area: approximately 150,000 SF

Land Area: 1.98 acres

Land Use: Office, Commercial and Residential

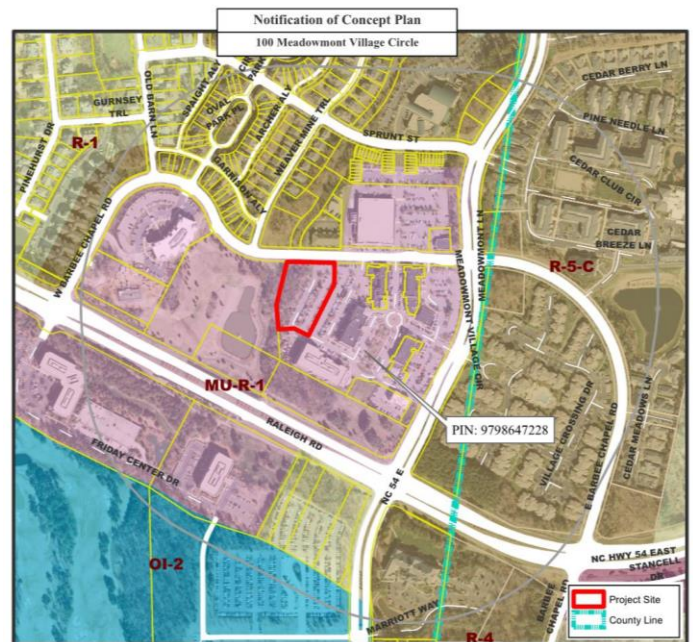
Current zoning: Mixed Use-Residential-1 (MU-R-1)

Proposed zoning: Office/Institutional-3 (OI-3)

The development presented in the Concept Plan would involve:

- Rezoning
- Modification to Master Land Use Plan
- Modification to Special Use Permit

PROJECT LOCATION



ATTACHMENTS

1. Draft Staff Presentation
2. Resolution A
3. Developer's Presentation
4. Community Design Commission Comments from November 12, 2019
5. Draft Housing Advisory Board Comments from January 14, 2020
6. Application
7. Developer's Statements
8. Plan Set