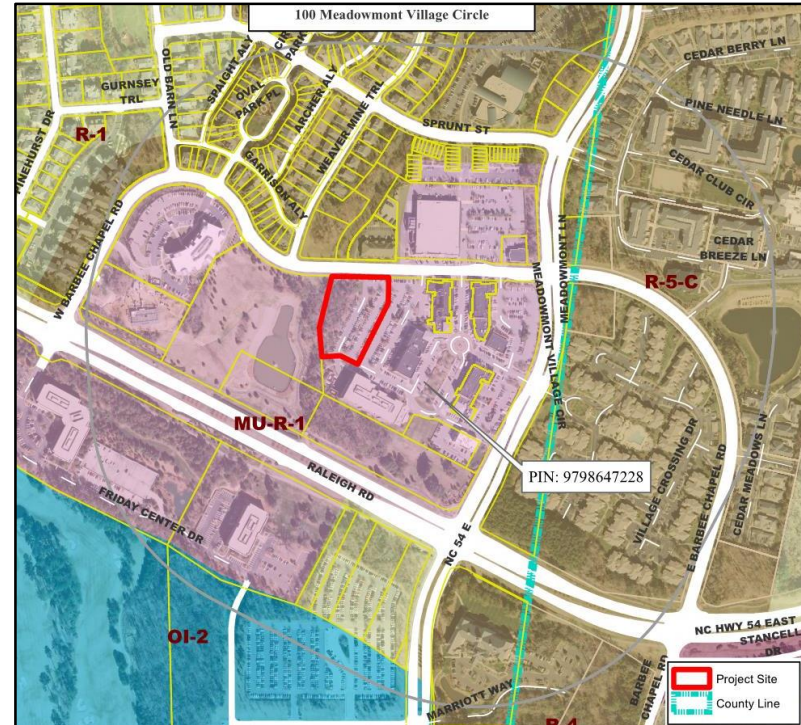


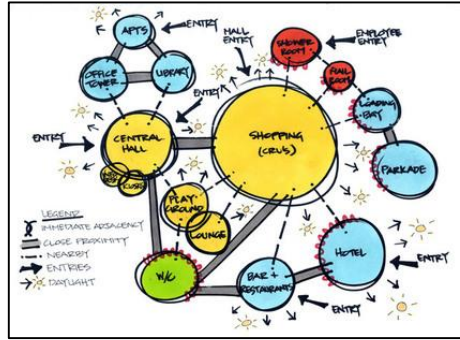


Bella Vista at Meadowmont Village Center Concept Plan

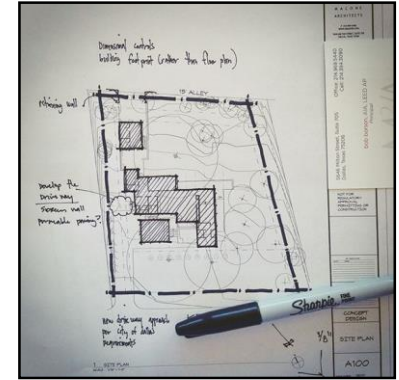
Town Council
Public Hearing

March 4, 2020



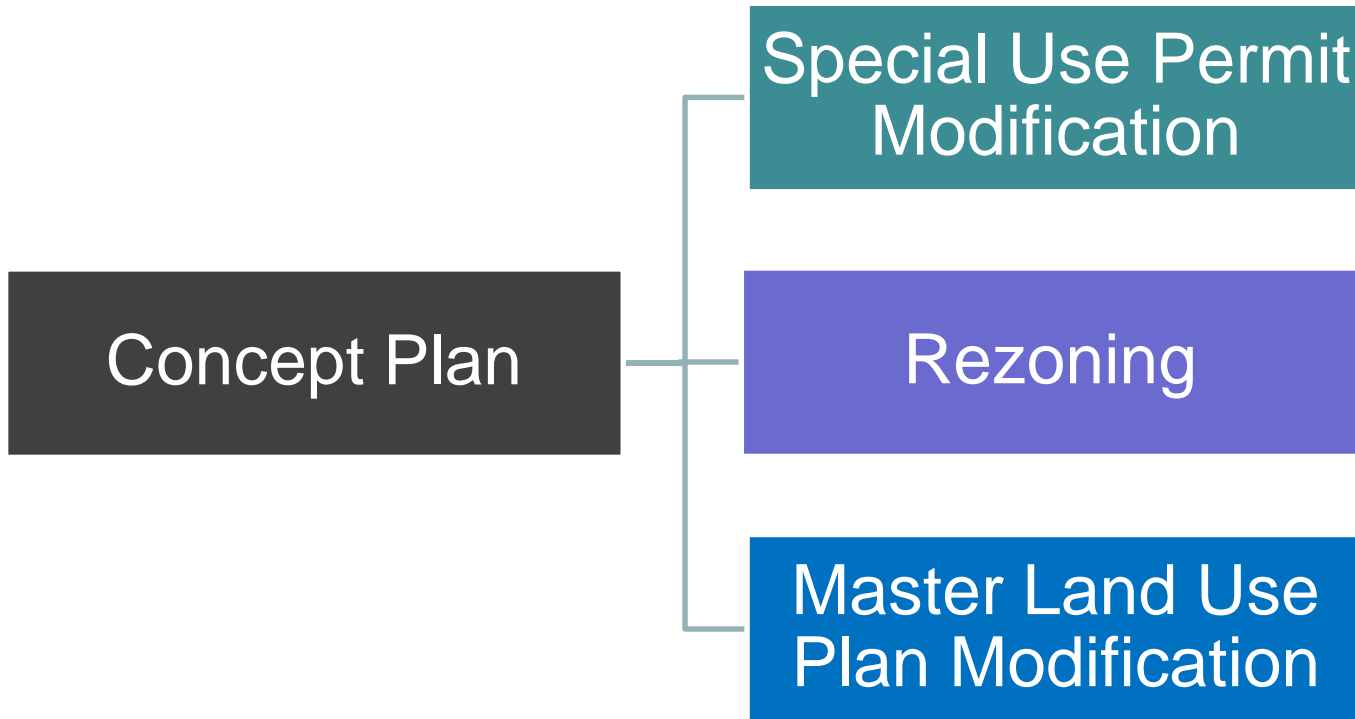


Concept Plans



- **No Decision; Feedback Only**
 - Applicant presents rough initial sketch
 - Staff does not conduct formal review of concept
 - Instead forwards sketch for preliminary feedback

Next Step in Process: Submit Formal Development Application



Adopt Resolution (R-14), transmitting comments to the applicant regarding the proposed development.

Meadowmont Master Land Use Plan



400+ acres



700,000+ square feet of non-residential floor area



~1,300 dwelling units

Remaining

20,000-25,000 square feet of non-residential floor area

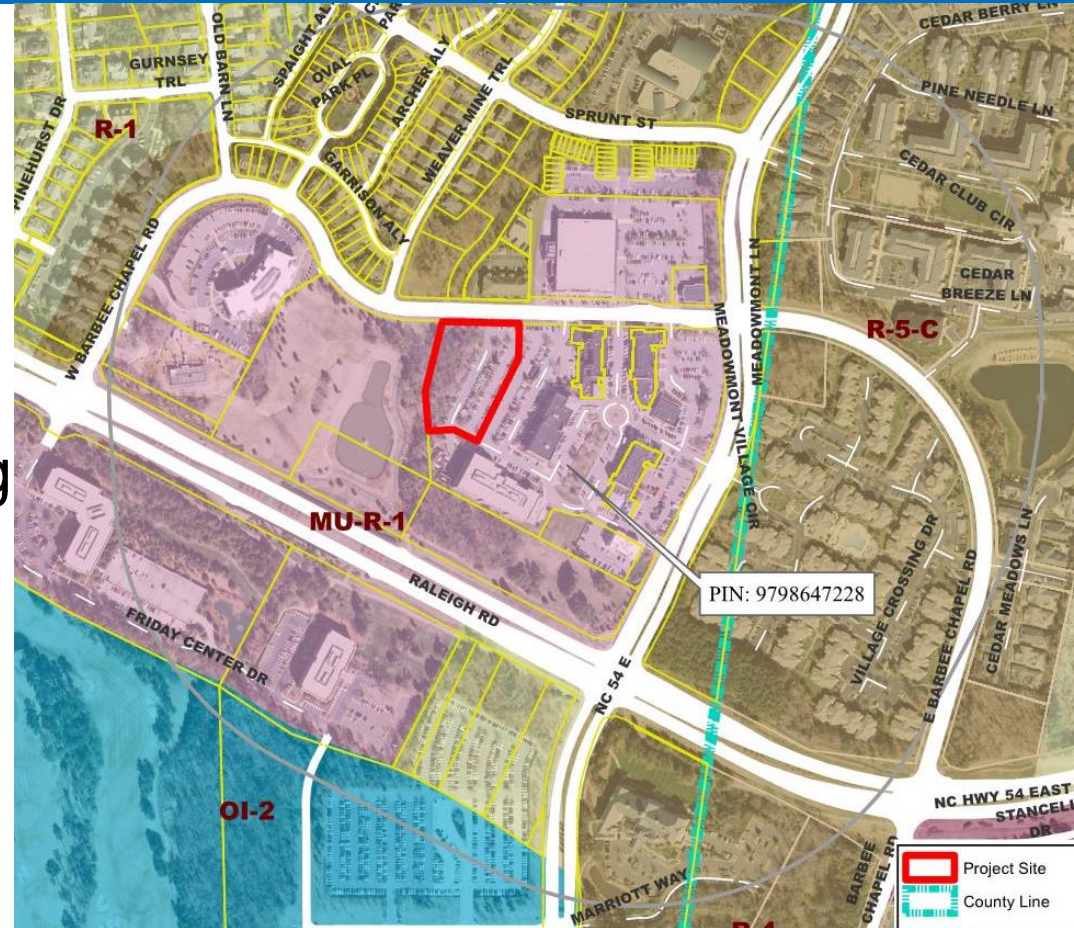
29 dwelling units

Vision

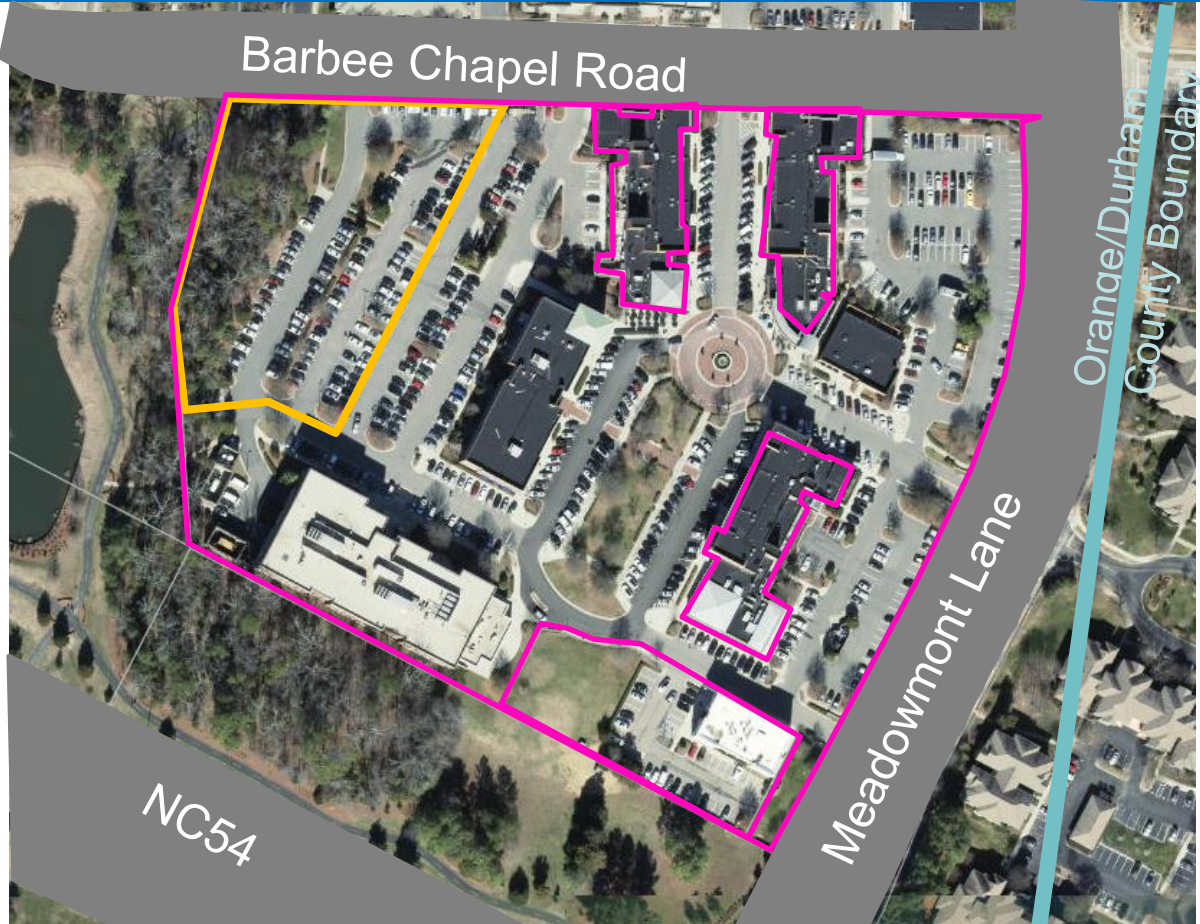
interconnected | mixed use | welcoming | engaging | people scale | compatible with natural & historic resources

Bella Vista at Meadowmont Village Center – Project Summary

- 1.98 acres
- Zoning
 - Currently MU-R-1
 - Proposing OI-3
- New ~150,000SF building
 - Office
 - Residential
 - Commercial
 - Structured parking

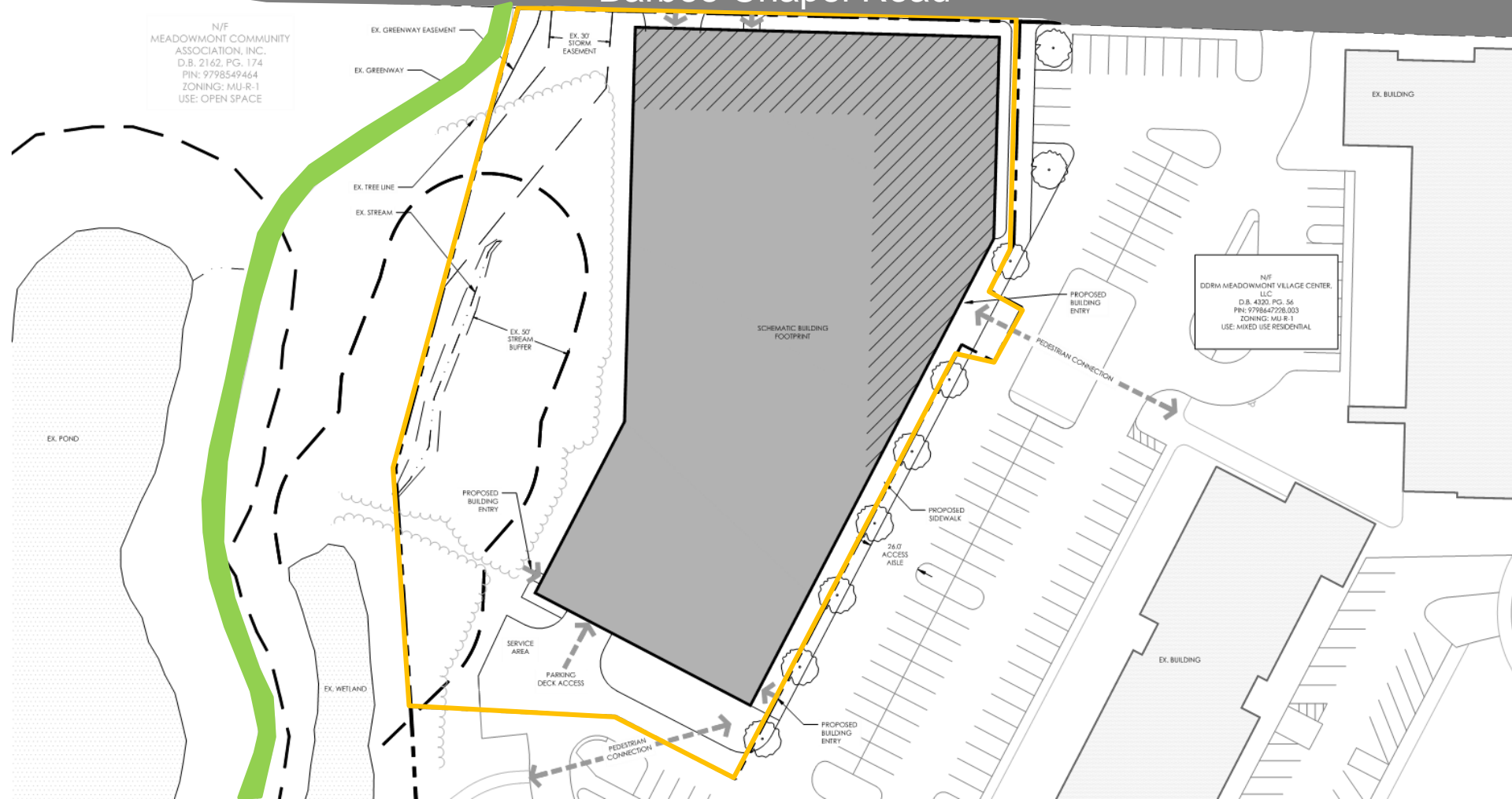


Bella Vista at Meadowmont Village Center – Existing Conditions



Barbee Chapel Road

N/F
MEADOWMONT COMMUNITY
ASSOCIATION, INC.
D.B. 2162, PG. 174
PIN: 9798549464
ZONING: MU-R-1
USE: OPEN SPACE



EX. GREENWAY EASEMENT

EX. GREENWAY

EX. TREE LINE

EX. STREAM

EX. 30'
STORM
EASEMENT

EX. 50'
STREAM
BUFFER

SCHEMATIC BUILDING
FOOTPRINT

PROPOSED
BUILDING
ENTRY

PROPOSED
BUILDING
ENTRY

SERVICE
AREA

PARKING
DECK
ACCESS

PEDESTRIAN
CONNECTION

PROPOSED
BUILDING
ENTRY

PROPOSED
SIDEWALK

24.0'
ACCESSIBLE

PROPOSED
BUILDING
ENTRY

PEDESTRIAN
CONNECTION

EX. BUILDING

EX. BUILDING

N/F
DDBH MEADOWMONT VILLAGE CENTER,
LLC
D.B. 4320, PG. 56
PIN: 979846728003
ZONING: MU-R-1
USE: MIXED USE RESIDENTIAL

EX. POND

EX. WETLAND

Community Design Commission - November 12, 2019

- Scale and height
- Pedestrian friendly
- Relationship with rest of Village Center
- Green building
- Preservation of open space and tree canopy

Housing Advisory Board - January 14, 2020

- 15% affordable housing
- Desire for on-site provision
- Suggestion to collaborate with the Community Home Trust

Adopt Resolution (R-14), transmitting comments to the applicant regarding the proposed development.