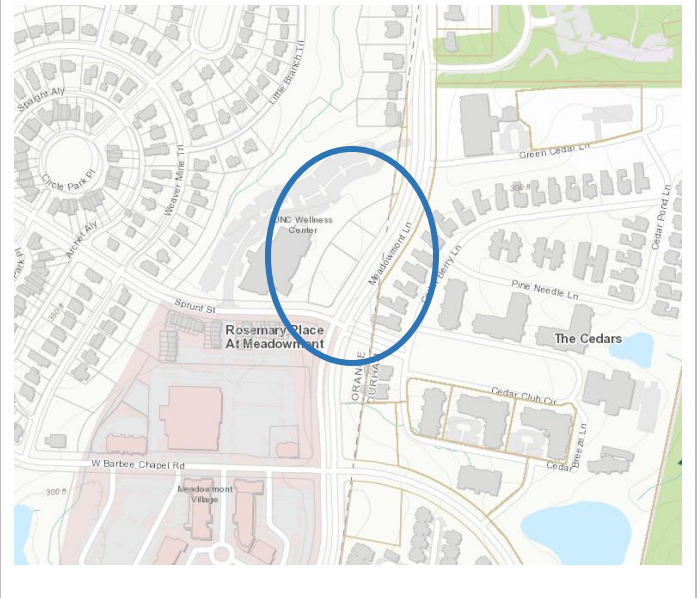




APPROVE A REQUEST FOR LIMITED REVIEW OF A SPECIAL USE PERMIT MODIFICATION AT MURRAY HILL AT MEADOWMONT, 201-213 MEADOWMONT LANE

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Colleen Willger, Planning Director
 Judy Johnson, Assistant Director

PROPERTY ADDRESS	DATE	APPLICANT
201-213 Meadowmont Lane	January 13, 2021	Ben Perry, East West Partners
STAFF RECOMMENDATION		
<p>That the Council adopt the resolution limiting the scope of the review of a Special Use Permit Modification to limit advisory board review to the Planning Commission. No changes except for the construction start and end dates are proposed to the Special Use Permit approved by Town Council on April 26, 2010.</p>		
<p>PROCESS</p> <p>The Special Use Permit (SUP) required construction to begin by December 31, 2014 to be completed by December 31, 2015 (dates extended by the Permit Extension Act of 2009). Construction on the townhomes has begun with seven out of the 15 units built and occupied. The Town Manager has previously approved a one-year administrative extension to the construction completion date. The petitioner has indicated that the market conditions have been a factor in the construction completion.</p> <p>The Special Use Permit requires an affordable housing payment-in-lieu of \$191,250 (3% annual inflation rate until paid). To date, the applicant has paid \$109,766.24 (about half of the original total) as per a phased agreement.</p> <p>At the December 9, 2020 Council meeting, East West Partners petitioned the Council for a limited review of their proposed Special Use Permit Modification application. The Council may limit the scope of their review of the proposed Special Use Permit Modification application if they choose.</p> <p>Staff anticipates that the applicant will bring forward a Concept Plan and a formal application for Council's consideration later this spring.</p>	<p>DECISION POINTS</p> <p>The attached resolution would limit the scope of the Special Use Permit Modification as described and limit advisory board review to the Planning Commission.</p> <p>No modifications are proposed to the SUP approved by the Council on April 26, 2010.</p>	
LOCATION		
		
ATTACHMENTS	<ol style="list-style-type: none"> 1. Resolution 2. Petition from East West Partners, dated December 3, 2020 3. April 26, 2010 Special Use Permit 4. Minor Change to Special Use Permit dated April 8, 2019 	