

# **Overlook at the Cedars (aka Meadowmont-Murray Hill)**

## **Developer's Narrative**

May 20, 2024

### **Background Summary;**

- This project was previously approved as Murray Hill Condominiums SUP April 26, 2010.
- A ZCP was granted August 31, 2015 and Phases 1 & 2 of 4 have been constructed to date.
- The site has been prepared for Phases 3 & 4.
- This application proposes a change to the building design and slight adjustments to the building footprint.

### **Natural Features of the Site;**

- The site slopes from west to east and towards the north.
- There is no RCD on the site.
- The site is not within any flood hazard area or Jordan Buffer zone.
- The site was excavated and prepped for Phases 3 & 4 under the previously approved SUP.
- There are existing pines on the UNC Wellness site within the area of the Transit Easement.
- There are no plans for further development of that corridor.
- The site drains to the south pursuant to the approved storm drainage and erosion control plans that were approved and remain in place.

### **Access and Circulation;**

- The site is proposed to be accessed from Meadowmont Lane at the existing median break that was constructed by the developer for this purpose.
- Garage parking is proposed as previously approved for Murray Hill.
- There is no increase in the traffic impact over what was previously approved.

### **Arrangement and Orientation of the Buildings;**

- The buildings are oriented towards Meadowmont Lane in keeping with the previously approved SUP and the existing adjoining condos.
- The grade steps up to the 2<sup>nd</sup> level at the rear (west facing units)

### **Natural Vegetation and Landscaping;**

- All previously existing vegetation was removed per the previously approved plans to accommodate the proposed buildings and structured parking.
- Existing street trees along Meadowmont Lane are proposed to remain except as may be required for aerial fire apparatus access. In the event any street trees must be removed they will be replaced with smaller species acceptable to the TCH Fire Marshall.

### **Impact on neighboring properties;**

- No adverse impacts to adjacent properties are anticipated;
- A reduced footprint over the previously approved SUP results in additional open space both to the north of the site as well as to the adjoining condos.

**Erosion, Sediment and Stormwater Control;**

- Plans were approved for the storm drainage and erosion control and partially constructed for phases 1 & 2 of Murray Hill. These plans remain in place and may be modified to accommodate the proposed changes to the plan.

**Affordable Housing Proposal, for proposed rezoning or inclusionary zoning;**

- The affordable housing requirement has been met for Meadowmont on a project wide basis with the development of Rosemary Place and the Greenway Condos.

**Description of how the proposal follows the Comprehensive Plan. Including but not limited to:**

- **Complete Community Strategy** – where to direct growth
  - Being an internal site within Meadowmont, the site was previously approved and zoned R-5-C for the proposed use. This is the last site in Meadowmont to be developed and was previously approved for the proposed use. This project promotes the complete community strategy by providing additional housing in a horizontally mixed-use area where residents can walk to nearby retail, restaurants, grocery, and other businesses within Meadowmont Village.
- **Future Land Use Map** – appropriate uses and building height guidance
  - The subject property was designated as Office on the future land use map to capture the adjacent UNC Wellness Center and The DuBose Health Center (aka Cedars Congregate Care) in concert with residential uses. An SUP and ZCP for this site was previously approved as a residential use. The project fits within its surroundings, being adjacent to both residential and office uses. Additionally, the project fits within the approved height limits and is an approved use for R-5-C.
- **Mapped transportation features** – Everywhere to Everywhere Greenways, Mobility and Connectivity Plan, Greenways Plan, and Connected Roads Plan
  - The site is juxtaposed to Meadowmont Lane with a continuous bike lane and sidewalk that links it to Raskus School and Meadowmont Town Park to the north and Meadowmont Village to the south. The site is also in close proximity to the TCH Greenway that transects Meadowmont. Residents have easy walking and biking access to the offerings of Meadowmont Village.
- **Climate Action and Response Plan** – contributing to climate actions
  - The accessibility to the multi-modal transportation network (bike, walking, transit) gives this site a high rating as it relates to reducing automobile trips. It is in close proximity to goods and services (UNC Wellness, Meadowmont Village, The Cedars, etc.) which further enhances its attractiveness for multi-family residential uses. All buildings will be designed with energy efficiency in mind.
- **Applicable small-area plans**
  - This site does not fall within any Chapel Hill small area plans.



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### Statement of Justification for the Special Use Permit

LUMO Section 4.5 states that a Special Use Permit shall not be granted unless Council or the Board of Adjustment makes all Findings of Fact below.  
**This form is fillable. Please respond to all considerations listed in this worksheet.**

<b>Project &amp; Site Information</b>	<b>Project Name</b>	Murray Hill	<b>Application Number [Staff to Complete]</b>	
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LAND USE MANAGEMENT ORDINANCE FINDINGS OF FACT FOR A SPECIAL USE PERMIT	
Finding	Applicant Justification
<p><b>FINDING #1:</b> The use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare.</p>	<p>Describe how the project meets this finding of fact.</p> <p><i>The proposed development is part of an already approved site plan that expired. This new iteration of the last two buildings on site varies only slightly from the original site plan and will provide seniors and aging residents with the opportunity to age in place, as part of the Cedars. The buildings are located near various amenities and necessities, including a grocery store, medical offices, and transit stops. Residents can maintain a high quality of life with access to the services they need.</i></p>
<p><b>FINDING #2:</b> The use or development complies with all required regulations and standards of this chapter, including all applicable provisions of Articles 3 and 5, the applicable specific standards contained in the supplemental use regulations (Article 6), and with all other applicable regulations.</p>	<p>Describe how the project meets this finding of fact.</p> <p><i>The proposed development is part of a previously approved site plan and complies with the applicable zoning, design, and development standards in Articles 3, 5, and 6 of the LUMO, as approved in the initial site plan. The proposed development is intended to generally follow the previously approved site plan, with some changes to the building type, although general massing will be similar. The site will comply with Chapel Hill dimensional standards and will fall within the overall Meadowmont Planned Development which also meets standards set forth in the LUMO.</i></p>
<p><b>FINDING #3:</b> The use or development is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity.</p>	<p>Describe how the project meets this finding of fact.</p> <p><i>The proposed development is part of a previously approved site plan and the proposed buildings will be compatible with and similar to other buildings that were constructed as part of the approved site plan. Developing the remainder of the site will enhance the area and conform with the overall community. It is unlikely that the proposed development will impact surrounding property values.</i></p>

**FINDING #4:** The use or development conforms with the general plans for the physical development of the town as embodied in this appendix and in the comprehensive plan.

***Complete the Statement of Consistency with the Comprehensive Plan Worksheet.***



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### Statement of Consistency with the Comprehensive Plan

This Statement worksheet addresses the application's responsiveness to the [Complete Community Strategy](#) and other components of the Town's [Comprehensive Plan](#). **This form is fillable. Please complete fields in the worksheet where feasible** or reference any attached narratives. See the accompanying Comprehensive Plan Consistency Guide for more detailed guidance. The numbering of fields in this worksheet corresponds to the section numbering of the Guide.

<b>Project &amp; Site Information</b>	<b>Project Name</b>	Overlook at the Cedars	<b>Application Number [Staff to Complete]</b>	
	<b>Future Land Use Map (FLUM) Focus Area</b>	n/a	<b>FLUM Sub-Area</b>	n/a

<b>COMPLETE COMMUNITY: STRATEGIES FOR WHERE TO DIRECT GROWTH</b>		
<b>Strategy</b>	<b>Consistency of Application</b>	<b>Evaluation [Staff to Complete]</b>
<b>0.A Greenways</b>	The site will maintain sidewalk along the frontage which connect to the greenway through Meadowmont, which can be accessed roughly 0.15 miles from the site.	
<b>0.B Transit Corridors</b>	The site is 0.2 miles from the nearest bus stop on Barbee Chapel Rd, providing future residents with easy access to alternative forms of transportation.	
<b>0.C Large infill sites with existing infrastructure (within Focus Areas)</b>	Not applicable.	
<b>0.D Smaller infill sites (Residential designation on FLUM)</b>	The site will serve as a smaller, infill development along Meadowmont Lane and provide accessible housing for seniors as an extension of the the Cedars development.	

**COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1)- SUPPORTING PLANS and POLICIES**

<p><b>Plan/Policy References</b></p>	<ul style="list-style-type: none"> <li>• <a href="#">Future Land Use Map (FLUM)</a>, Land Use, Density &amp; Intensity, Mapped Features</li> <li>• <a href="#">Shaping Our Future (TOD Plan)</a></li> <li>• <a href="#">West Rosemary Development Guide</a></li> <li>• <a href="#">Central West Small Area Plan</a></li> <li>• <a href="#">Chapel Hill 2020: Community Prosperity and Engagement; Town and Gown Collaboration</a></li> <li>• Housing Advisory Board <a href="#">Development Review Criteria</a></li> </ul>		
Topic	Relevant Features of Plan	Consistency of Application	Evaluation [Staff to Complete]
<p><b>1.A.1 FLUM Guiding Statements (Town-wide) #2., 3., 7., 10.</b></p>	<p>Ensure equitable planning and development. Encourage a diversity of housing types. Support and facilitate economic development, including the development of flexible and varied types of retail and office spaces; job creation; innovation; and entrepreneurship, through redevelopment and infill development, in order to expand and diversify the Town's tax base to enable the Town's fiscal resiliency. Cooperate and collaborate with all of the Town's regional partners especially the University of North Carolina at Chapel Hill and UNC Health.</p>	<p>Being an internal site within Meadowmont, the site was previously approved and zoned R-5-C for the proposed use. This is the last site in Meadowmont to be developed and was previously approved for the proposed use. This project promotes the complete community strategy by providing additional housing in a horizontally mixed use area where residents can walk to nearby retail, restaurants, grocery, and other businesses within Meadowmont Village. This housing will give seniors an opportunity to age in place in Chapel Hill, and be connected to all that the Town has to offer.</p>	
<p><b>1.A.2.a-f FLUM Focus Area Principles for Land Use and Density &amp; Intensity</b></p>	<p>Not Applicable. The site is not located within a FLUM Focus Area.</p>	<p>Not applicable</p>	
<p><b>1.A.3 FLUM Appropriate Uses (Primary and Secondary)</b></p>	<p>Commercial/Office</p>	<p>The subject property is designated as Commercial/Office on the future land use map, however it was previously approved as a residential use. The project fits within its surroundings being adjacent to both residential and commercial uses.</p>	

**COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1)- SUPPORTING PLANS and POLICIES**

<p><b>1.A.4 FLUM Building Height Guidance</b></p>	<p>Not applicable.</p>	<p>Not applicable</p>	
<p><b>1.A.5 FLUM – Other Mapped Features</b></p>	<p>Not applicable.</p>	<p>Not applicable</p>	
<p><b>1.B Shaping Our Future Focus Area and Recommended Actions (Delete row if outside of TOD Opportunity Sites)</b></p>	<p><b>Not Applicable</b></p>	<p>Not applicable.</p>	
<p><b>1.C West Rosemary St Development Guide – Community Priorities by Section (Delete row if outside of Plan Area)</b></p>	<p><b>Not Applicable</b></p>	<p>Not applicable</p>	
<p><b>1.D Central West Small Area Plan – Principles and Objectives (Delete row if outside of Plan Area)</b></p>	<p><b>Not Applicable</b></p>	<p>Not applicable</p>	

<b>COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1)- SUPPORTING PLANS and POLICIES</b>			
<b>1.E.1 Chapel Hill 2020: Community Prosperity and Engagement (CPE)</b>	Promote a safe, vibrant, and connected (physical and person) community	The proposed development will provide safe and accessible housing for aging residents in Chapel Hill. The site is located in a area well served by transit, greenways, and bike infrastructure, allowing the residents to connect to the Chapel Hill community with ease.	
<b>1.E.2 Chapel Hill 2020: Town and Gown Collaboration (TGC)</b>	Promote access for all residents to health-care centers, public services, and active lifestyle opportunities	Providing increased housing diversity for seniors in this part of town will enable them to access the robust health care and lifestyle facilities that UNC offers. Residents will have multiple means of accessing the high-quality care and opportunities that UNC offers.	

<b>COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1) - COMMUNITY BENEFITS</b>		
<b>Options for Community Benefits</b>	<b>Applicant Proposal</b>	<b>Evaluation [Staff to Complete]</b>
<b>Affordable Housing Proposal, Including AMI Targets and Mix of Unit Sizes</b>	The affordable housing requirement has been met for Meadowmont on a project wide basis with the development of Rosemary Place and the Greenway Condos. This project does not propose any additional affordable units due to the small size of the proposed development.	
<b>Housing Voucher Acceptance – Commitment for Rental Units</b>	Not applicable.	
<b>Displacement Mitigation Strategies – Resources and Support for any Existing Residents</b>	The affordable housing requirement for the Meadowmont project has been met with other projects. Given the scale of this project and the size of the site, it is unlikely to lead to displacement of existing residents.	
<b>Demographic Needs Served by Housing Types</b>	The proposed development would provide much needed variety in senior housing options to enable residents to age in place in the community.	
<b>Homeownership Opportunities</b>	The units will be available for sale as condos.	



COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1) - COMMUNITY BENEFITS		
<b>Proximity to Daily Needs and Amenities – Access to Parks, Daycares, Schools, Grocery Stores, Medical Offices, etc.</b>	The proposed development is located within close proximity (less than a half mile) of the Harris Teeter in Meadowmont. There are a number of medical offices nearby as well in the commercial area of the Meadowmont development.	
<b>Resident Access to Career and Education Opportunities</b>	Residents will have convenient access to UNC’s campus and career opportunities in Chapel Hill, if they choose. They have easy access to transit stops which connect them to campus and the Triangle at large.	
<b>Effective Use of Limited Land Supply – Sufficient Intensity on Developable Land (excluding Environmental Constraints)</b>	The proposed development will provide a denser housing option for seniors in town. The existing site is small (>2 acres) and will provide 10 new residential units.	

**COMPLETE COMMUNITY: GREENWAY AND TRAVEL OPTIONS (Goal 2)- SUPPORTING PLANS and POLICIES**

<b>Plan/Policy References</b>	<ul style="list-style-type: none"> <li>• <a href="#">Everywhere to Everywhere Greenways Map</a> (See Appendix A for multiuse greenway network)</li> <li>• <a href="#">Mobility and Connectivity Plan</a> (for additional bike facilities)</li> <li>• <a href="#">Greenways Plan</a> (for additional trails including unpaved)</li> <li>• <a href="#">Connected Roads Plan</a></li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">Future Land Use Map</a> (FLUM), Connectivity &amp; Mobility</li> <li>• <a href="#">Chapel Hill 2020: Getting Around</a></li> <li>• Transportation &amp; Connectivity Advisory Board <a href="#">Development Review Criteria</a></li> </ul>
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Topic	Relevant Features of Plan	Consistency of Application	Evaluation [Staff to Complete]
<b>2.A Everywhere to Everywhere Greenways Map Facilities</b>	Proposed and Existing Greenway Network	The proposed development is located along the existing greenway in Meadowmont. There are no additional greenway connections proposed in this area.	
<b>2.B Mobility and Connectivity Plan Facilities</b>	Cross- Cities Connector	The proposed development is not located along any proposed pedestrian, multi-use, or bicycle paths. There are existing bike lanes along Meadowmont Lane, including along the site’s frontage.	
<b>2.C Greenways Plan Facilities</b>	<b>Proposed and Existing Greenway Network</b>	<b>The proposed development is located along the existing greenway in Meadowmont. There are no additional greenway connections or trails proposed in this area.</b>	

<b>COMPLETE COMMUNITY: GREENWAY AND TRAVEL OPTIONS (Goal 2)- SUPPORTING PLANS and POLICIES</b>			
<b>2.D Connected Roads Plan Connections</b>	<b>Not applicable.</b>	The proposed development does not include new or additional roads. The site is located in part of a well connected road network along Meadowmont Lane and NC 54.	
<b>2.E.1 FLUM Guiding Statements (Town-wide) #6.</b>	Direct investment along key transportation corridors and promote construction of transit and multimodal transportation options in concert with the Town's regional transportation partners.	The proposed development provides a dense housing type, geared towards aging residents of Chapel Hill, in a part of town that is well-served by transit and has access to a variety of bicycle and pedestrian networks that connect the site to the rest of town.	
<b>2.E.2.a-f FLUM Focus Area Principles for Connectivity &amp; Mobility</b>	<b>Not applicable.</b>	<b>Not applicable. The site is not located within a FLUM Focus Area.</b>	
<b>2.F.1 Chapel Hill 2020: Getting Around (GA)</b>	A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation	The proposed development will provide housing for seniors, that is connected to commercial centers, medical facilities, and education campuses via transit, greenway, bike lane, and roads.	

<b>COMPLETE COMMUNITY: GREENWAY AND TRAVEL OPTIONS (Goal 2) - COMMUNITY BENEFITS</b>		
<b>Options for Community Benefits</b>	<b>Applicant Proposal</b>	<b>Evaluation [Staff to Complete]</b>
<b>Traffic Impact Analysis – Status of Completion or Exemption (LUMO Sec. 5.8)</b>	The proposed project does not require a TIA.	
<b>Road Improvements Addressing Traffic Impacts (typically based on TIA Recommendations)</b>	Not applicable, the proposed project does not require a TIA.	
<b>Location of Vehicular Access Points; Vehicular Cross-Connectivity Opportunities</b>	There are no opportunities for the site's vehicular access drive to connect through to other streets.	

**COMPLETE COMMUNITY: GREENWAY AND TRAVEL OPTIONS (Goal 2) - COMMUNITY BENEFITS**

<p><b>Pedestrian Access and Internal Circulation, Connections to Larger Network</b></p>	<p>There are sidewalks along Meadowmont Drive that connect to the larger greenway network and connect to the greenway crossing under NC-54. The site is located on the sidewalk frontage and has access to these existing pedestrian facilities.</p>	
<p><b>Bicycle Access and Safe Movements through Site; Identify Shared or Dedicated Facilities within Site and along Frontages</b></p>	<p>There are dedicated bike lanes along the site's frontage on Meadowmont Lane. The proposed development will not disrupt these lanes and is not proposing any new road facilities.</p>	
<p><b>Bicycle Amenities – Type and Location of Bicycle Parking and Other Supportive Amenities</b></p>	<p>A minimum of 4 bike parking spaces will be provided on site.</p>	
<p><b>Safe Road Crossings for Various Ages and Abilities – Treatments Used at Key Intersections</b></p>	<p>The site is located between two signalized pedestrian crossings, each less than a quarter mile from the site. One crossing is located at the intersection of Meadowmont Lane and Sprunt Street. The other is at Meadowmont Lane and Green Cedar.</p>	
<p><b>Transit Service Proximity and Frequency; Improved Access to Nearest Transit</b></p>	<p>There are two Chapel Hill Transit bus stops less than a half mile from the site on Meadowmont Lane.</p>	
<p><b>Future Multimodal Connectivity Opportunities (include projects by others for Greenways, Transit, and/or Bicycle Facilities)</b></p>	<p>The site of the proposed development is well connected to a variety of multi-modal transportation networks, including bus, bike, pedestrian, and vehicular. There are established bike lanes and bus stops along Meadowmont Lane, as well as access to greenways and sidewalks.</p>	
<p><b>Parking Demand Reduction Strategies</b></p>	<p>The site is located within close proximity to transit stops and there are bike lanes along the site. Additionally the site has easy access to greenways, providing plenty of options for multimodal transportation options. Parking will be on the bottom level of the building to improve impervious and will not be provided in excess.</p>	

**COMPLETE COMMUNITY: GREEN STRATEGIES (Goal 3) – SUPPORTING PLANS and POLICIES**

<p><b>Plan/Policy References</b></p>	<ul style="list-style-type: none"> <li>• <a href="#">Climate Action and Response Plan</a> (CARP)</li> <li>• <a href="#">Stormwater Management Master Plan</a></li> <li>• <a href="#">Future Land Use Map</a> (FLUM), Environmental</li> <li>• <a href="#">Chapel Hill 2020: Nurturing Our Community</a></li> </ul> <ul style="list-style-type: none"> <li>• <a href="#">Sustainable Building Policy for Conditional Rezoning</a></li> <li>• Environmental Sustainability Advisory Board <a href="#">Development Review Criteria</a></li> </ul>		
<p><b>Topic</b></p>	<p><b>Relevant Features of Plan</b></p>	<p><b>Consistency of Application</b></p>	<p><b>Evaluation [Staff to Complete]</b></p>
<p><b>3.A.1 CARP: Buildings &amp; Energy Actions</b></p>	<p>Net-zero emissions for new construction.</p>	<p>All buildings will be designed with energy efficiency in mind.</p>	
<p><b>3.A.2 CARP: Transportation &amp; Land Use Actions</b></p>	<p>Create walkable, bikeable, transit served neighborhoods. Increase walking, biking, and transit use.</p>	<p>The proposed development is located in a area with significant multi-modal transportation access, including transit stops within a half mile or less, access to connected greenway networks, and bike lanes. Seniors, who may be less likely to drive, will still have mobility and access to get around using alternative means of transportation.</p>	
<p><b>3.A.3 CARP: Waste, Water, &amp; Natural Resources Actions</b></p>	<p>Not applicable.</p>	<p><b>Not applicable.</b></p>	
<p><b>3.A.4 CARP: Resiliency Actions</b></p>	<p>Not applicable</p>	<p><b>Not applicable.</b></p>	
<p><b>3.B Stormwater Management Master Plan</b></p>	<p>-</p>	<p><b>The proposed development will comply with all state and town stormwater management requirements to manage and mitigate impacts to the surrounding water sources and ecosystem.</b></p>	
<p><b>3.C.1 FLUM Guiding Statements (Town-wide) #1.</b></p>	<p>Creating compact, walkable mixed-use communities. Densifying and mixing land uses.</p>	<p><b>The proposed development provides a dense housing type, geared towards aging residents of Chapel Hill, in a part of town that is well-served by transit and has access to a variety of bicycle</b></p>	

COMPLETE COMMUNITY: GREEN STRATEGIES (Goal 3) – SUPPORTING PLANS and POLICIES			
		and pedestrian networks that connect the site to the rest of town.	
<b>3.C.2.a-f FLUM Focus Area Principles, Environmental</b>	Not applicable. The site is not located in a FLUM focus area.	<b>Not applicable.</b>	
<b>3.D.1 Chapel Hill 2020: Nurturing Our Community (NOC)</b>	Maintain and improve air quality and water quality, and manage stormwater to heal local waterways and conserve biological ecosystems within the town boundaries and the Extra Territorial Jurisdiction	The proposed development will comply with all state and town stormwater management requirements to manage and mitigate impacts to the surrounding water sources and ecosystem.	

COMPLETE COMMUNITY: GREEN STRATEGIES (Goal 3) - COMMUNITY BENEFITS		
Options for Community Benefits	Applicant Proposal	Evaluation [Staff to Complete]
<b>Energy Efficient Building Design, All-Electric Design, Electric Vehicle Charging, and Various Other Green Measures</b>	<i>Complete the Climate Action Plan Worksheet</i>	
<b>Solar Energy Generation, Solar-Ready Design, and/or Feasibility Analysis</b>	The developer will continue to evaluate the potential for solar on this site as they explore options to ensure that the proposed building is environmentally conscious.	
<b>Electric Bicycle Charging</b>	The developer will evaluate the potential to provide e-bike charging on site.	

<b>Efforts to Minimize Removal of Mature Tree Canopy and Other Significant Vegetation</b>	The site has already been cleared, but will seek to plant new trees and vegetation in line with the Town's landscaping requirements. This will help to create a welcoming natural space outside of the building and provide local wildlife with a vegetated area.	
<b>Measures to Protect and/or Restore Streams, Wetlands, and Flood-prone areas, Exceeding Regulations</b>	Not applicable. The site is not located within a flood zone. There are no existing streams or wetlands on the site.	
<b>Waste Reduction Strategies and/or On-Site Recycling or Composting</b>	On site recycling will be provided and will be coordinated with the County.	
<b>Stormwater Design Targets (e.g., Management for Larger Storm Events or Treatment of Existing Impervious Surface)</b>	<b>The proposed development will comply with all state and town stormwater management requirements to manage and mitigate impacts to the surrounding water sources and ecosystem.</b>	
<b>Impervious Surface Reduction Strategies</b>	The site of the proposed development is less than 1 acre and will mostly follow the previously approved plans for the project.	
<b>Invasive Species Removal</b>	Invasive species will be removed.	
<b>Strategies for Erosion Control and Stable Condition of Site during Construction, Exceeding Regulations</b>	Plans were approved for the storm drainage and erosion control and partially constructed for phases 1 & 2 of Murray Hill. These plans remain in place and may be modified to accommodate the proposed changes to the plan.	
<b>Relationship of Grading to Natural Landform; Strategies to Minimize Cut and Fill</b>	The existing grade of the site is relatively flat. Minimal grading/cut and fill will be required to construct the proposed development.	

**COMPLETE COMMUNITY: PLACEMAKING AND PUBLIC REALM (Goal 4) – SUPPORTING PLANS and POLICIES**

<p><b>Plan/Policy References</b></p>	<ul style="list-style-type: none"> <li>• <a href="#">Future Land Use Map</a> (FLUM), Placemaking, Street Character, and Urban Form</li> <li>• <a href="#">Chapel Hill 2020: A Place for Everyone; Good Places, New Spaces</a></li> <li>• Consultation with Town Urban Designer – Brian Peterson, <a href="mailto:bpeterson@townofchapelhill.org">bpeterson@townofchapelhill.org</a></li> <li>• Community Design Commission <a href="#">Guiding Principles for Design and Character</a></li> </ul>
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Topic	Relevant Features of Plan	Consistency of Application	Evaluation [Staff to Complete]
<p><b>4.A.1 FLUM Guiding Statements (Town-wide) #4., 5., 8., 9.</b></p>	<p>Promote distinctive, safe, and attractive neighborhoods. Cultivate a vibrant and inclusive community. Provide appropriate transitions between land uses and buildings of different scales. Preserve and maintain Chapel Hill’s appearance and quality of design and development the town desires.</p>	<p><b>The proposed development will enhance the mixed-use village neighborhood of Meadowmont through the development of dense, senior-friendly housing, allowing residents to age in place and still be part of the active and vibrant Chapel Hill community. The proposed building will be architecturally and stylistically similar to the townhomes next to it and continue to provide a logical transition from the denser commercial uses along Meadowmont Lane to the single-family development to the north.</b></p>	
<p><b>4.A.2.a-f FLUM Focus Area Principles for Placemaking, Street Character, and Urban Form</b></p>	<p>Not applicable. The site is not located within a FLUM Focus Area.</p>	<p><b>Not applicable.</b></p>	
<p><b>4.B.1 Chapel Hill 2020: A Place for Everyone (PFE)</b></p>	<p>Family-friendly, accessible exterior and interior places throughout the town for a variety of active uses. A range of housing options for current and future residents. A welcoming and friendly community that provides all people with access to opportunities</p>	<p>The proposed development will provide dense and accessible housing to seniors and aging residents of Chapel Hill; these units will be in close proximity to transit, medical facilities, a grocery store, and commercial uses.</p>	
<p><b>4.B.2 Chapel Hill 2020: Good Places, New Spaces (GPNS)</b></p>	<p>A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill’s character for residents, visitors, and students</p>	<p>The proposed development will enhance the mixed-use village neighborhood of Meadowmont through the development of dense, senior-friendly housing, allowing residents to age in place and still be part of the active and vibrant Chapel Hill community.</p>	

<b>COMPLETE COMMUNITY: PLACEMAKING AND PUBLIC REALM (Goal 4) - COMMUNITY BENEFITS</b>		
<b>Options for Community Benefits</b>	<b>Applicant Proposal</b>	<b>Evaluation [Staff to Complete]</b>
<b>Protection of Historic Features and Cultural Resources</b>	Not applicable.	
<b>Public Art Proposed, and How Art Contributes to Creative Placemaking</b>	Not applicable.	
<b>Streetscape Design Features for Active Pedestrian Realm along Internal Drives and Streets</b>	Not applicable. The proposed development is not proposing additional streets, drives, or roads. The existing streetscape along Meadowmont Lane is well designed for landscaping, pedestrians, bikes, and vehicles.	
<b>Building Placement to Activate Public Realm</b>	The buildings are oriented towards Meadowmont Lane, which will help to activate the site's frontage along the sidewalk, creating a welcoming and appropriately-scaled façade.	
<b>Building Design Measures Creating a Human Scale</b>	The grade steps up to the 2nd level at the rear (west facing units), preventing a steep building face at the road and creating a welcoming, human-scaled façade that won't intimidate pedestrians.	
<b>Efforts to Reduce Visibility of Parking</b>	Parking for the proposed development will be located at the rear of the site and under the building as opposed to being located in front the building along the site's frontage on Meadowmont Lane.	
<b>Transitions to Surrounding Neighborhoods through Landscape, Compatible Uses, and/or Building Forms</b>	The buildings are oriented towards Meadowmont Lane in keeping with the previously approved SUP and the existing adjoining condos. The grade steps up to the 2nd level at the rear (west facing units), preventing a steep building face at the road.	
<b>Public Spaces Designed and Programmed to Serve a Variety of Needs</b>	A reduced footprint over the previously approved SUP results in additional open space both to the north of the site as well as to the adjoining condos.	



<b>Additional Aspects of Site Design Prioritizing People Over Vehicles</b>	<b>Parking for the proposed development will be located at the rear of the site and under the building as opposed to being located in front the building along the site's frontage on Meadowmont Lane. Additional streets and roads will not be proposed as part of this development.</b>	
<b>Other Notable Design Features</b>		

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### Requested Modifications to Regulations

<b>Project Name</b>	Overlook at the Cedars	<b>Application Number</b> <i>[Staff to Complete]</i>	<b>SUP-24-2</b>
<b>LUMO Section</b>	Section 5.9.7 Minimum and Maximum Off-Street Parking Space Requirements.		
<b>Requirement</b>	Maximum 1.75 spaces per dwelling unit (2 bedroom)		
<b>Requested Modification</b>	To allow for a maximum of 21 spaces on site, where currently only 18 spaces would be allowed.		
<b>Purpose or Intent of Regulation</b>	To limit parking to minimize vehicle trips and minimize overall impervious surface on site.		
<b>Justification</b>	Of the parking spaces provided on site, 20 of the 21 spaces will be provided in a garage underneath the building structure, minimizing impervious on site. While there are many multimodal options for residents to utilize on a daily basis, many will still need cars for longer trips or to reach certain destinations.		