



# TOWN OF CHAPEL HILL NORTH CAROLINA

## MEMORANDUM

**TO:** Town of Chapel Hill Commissions and Advisory Boards

**FROM:** Gene Poveromo, Development Manager  
Judy Johnson, Principal Planner

**SUBJECT:** Application for Master Land Use Plan Modification, Tri-City Medical Building, 5002 Barbee Chapel Road

### Recommended Action

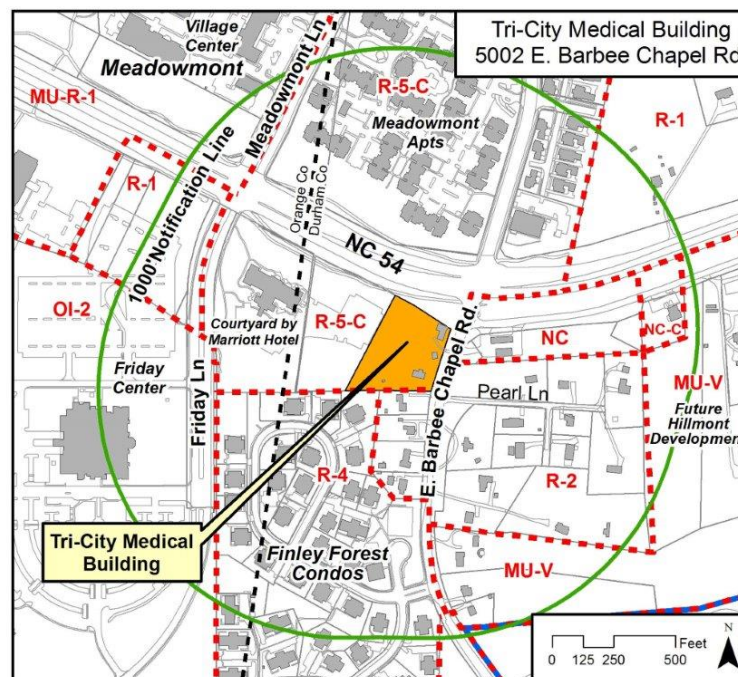
- That the Planning Commission forwards a recommendation to the Town Council.

### Explanation of Recommendation

- Section 4.8.3 of the Land Use Management Ordinance requires the Planning Commission to review and submit a written recommendation to the Town Council.
- the Council.

### Project Description

- This application proposes to Meadowmont Master Land Use Plan to change the use and increase the amount of allowable floor area.
- Associated with this request is a Special Use Permit for a 2-story office building with 60,000 sq. ft. of floor area and a 3-story parking structure with 240 spaces.
- The property is within the Meadowmont Development.



## **Key Considerations**

- *Modifying the Meadowmont Master Land Use Plan:* This proposal requires modifying the Meadowmont Master Land Use Plan. The proposed modification changes the proposed use from 19,000 sq. feet of office/commercial to 60,000 sq. ft of office.

## **Background**

- On October 23, 1995, the Town Council approved a Master Land Use Plan for the 435-acre Meadowmont development located on NC 54. The approved Master Land Use Plan authorized 1,298 dwelling units and 785,100 square feet of non-residential floor area. The Master Plan identified Parcel 6A as a 19,200 sq. ft. office/commercial development.

## **Staff Preliminary Recommendation**

- Our preliminary recommendation is that we believe the modification could be justified as being in compliance with the Comprehensive Plan.
- Based on the recommendation of the Planning Commission, and the information presented to the Town Council during the Public Hearing, our final recommendation to the Council on the proposed modification may be reevaluated.

## **Fiscal Note**

- This application was submitted prior to the [Council discussing a set of guidelines<sup>1</sup>](#) for Fiscal Impact Analysis reports for Special Use Permit applications.

## **Council Goals**

- Create A Place for Everyone
- Develop Good Places, New Spaces

## **Attachments**

- Draft Public Hearing Staff Report
- Resolution A Master Land Use Plan Modification Approval
- Resolution B Master Land Use Plan Modification Denial
- Applicant Materials

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<sup>1</sup> <http://chapelhillpublic.novusagenda.com/Bluesheet.aspx?itemid=2962&meetingid=308bb>

## MEMORANDUM

TO: Roger L. Stancil, Town Manager

FROM: Mary Jane Nirdlinger, Planning and Sustainability  
Gene Poveromo, Development Manager  
Judy Johnson, Principal Planner

SUBJECT: Public Hearing: Application for Master Land Use Plan Modification –  
Meadowmont Mixed Use Development (Project No. 14-070)

DATE: October 19, 2015

### INTRODUCTION

Tri-City, Inc. has submitted an application for Master Land Use Plan Modification for Parcel 6A in the Meadowmont Mixed Use Development and change the Master Plan to:

- Replace the authorized commercial/office use with medical office use; and
- Increase the amount of allowed floor area from 19,500 sq. ft. to 60,000 sq. ft.

### BACKGROUND

- October 23, 1995: The Town Council approved a Master Land Use Plan for the 435-acre Meadowmont development located on NC 54. The approved Master Land Use Plan authorized 1,298 dwelling units and 785,100 square feet of non-residential floor area. The Master Plan identified Parcel 6A as a 19,200 sq. ft. office/commercial development.
- March 22, 1999: A minor modification of the Master Land Use Plan was administratively approved reducing the Average Daily Trips (ADT) by 25% to 18,258 ADT. The modification reduced the number of dwelling units to 1,061 dwelling units and reduced the non-residential floor area to 765,600 square feet.
- February 12, 2001: The Meadowmont Master Land Use Plan was amended to change the use category for Parcel 6B (northeast corner of NC 54 and E. Barbee Chapel Rd., from commercial to drive-through bank/office.
- October 9, 2006: The Council approved a modification to the Master Plan for the Castalia development. The modification increase floor area for on the Castalia site from 52,000 square feet to 76,000 square feet, added residential units, and eliminate previously approved retail use at the site.
- October 24, 2012: The Meadowmont Master Land Use Plan was amended to change the use category for Parcel 6B (northeast corner of NC 54 and E. Barbee Chapel

Rd., from a drive-through bank/office to a one-story child development center, with 10,000 square feet of floor area, and 40 parking spaces

November 11, 2014: Applications for Meadowmont Master Land Use Plan Modification and Special Use Permit submitted.

### **APPLICANT'S PROPOSAL**

This proposed amendment to the Meadowmont Master Land Use Plan includes substituting office/commercial land use with medical office use and increasing the approved floor area from 19,200 square feet to 60,000 square feet. If the additional floor area is authorized, the Meadowmont development remains in compliance with the total average daily trips (ADT) administratively approved by the Town in 1999 (18,258 ADT). We are processing a revision to that administrative approval reflect the current ADT (17,942, include new medical office floor area). A copy of the ADT chart and trip generation figures from 1999 and 2015 is attached.

In the attached Resolution A, we include a stipulation calling for updated floor area and trip generation tally sheets that provide updated figures to ensure that Meadowmont continues to develop in compliance with all requirements.

### **PROCESS**

The Master Land Use Plan process is intended to provide a procedure which can relate the general type, design, and layout of various proposed uses to a particular site. It is meant to provide the basis for more detailed development plans subsequently reviewed through the Special Use Permit process. Typically, following approval of the Master Land Use Plan, a Special Use Permit application is submitted with each phase of site development. Once a Master Land Use Plan has been approved, no Special Use Permit application shall be approved unless it is consistent with the Master Land Use Plan.

### **ANALYSIS OF THE MASTER LAND USE PLAN MODIFICATION APPLICATION**

The applicant's materials are included as attachments to this memorandum. All information submitted at the public hearing will be included in the record of the hearing. Based on the evidence that is submitted, the Council will consider whether or not it can make each of the three findings for the approval of a Master Land Use Plan. The three findings are:

Finding #1: That the proposed development would maintain the public health, safety, and general welfare;

Finding #2: That the proposed development would maintain or enhance the value of contiguous property, or be a public necessity; and

Finding #3: That the development would conform to the Comprehensive Plan.

For information on how this proposed development addresses these and other goals, objectives, and strategies of the Comprehensive Plan, please refer to the applicant's Statement of Justification, part of the attached application materials.

Following the public hearing, we will prepare an evaluation of the evidence submitted in support of and in opposition to this application.

### **RECOMMENDATIONS**

Planning Commission Recommendation: The Planning Commission consider this application on August 4, 2015.

Staff Recommendation: We recommend that the Town Council open the public hearing, receive comments, and consider the attachments associated with this application. Following the Public Hearing, staff will return to the Council with options for consideration with respect to the rezoning request.

**RESOLUTION C**

(Approving the Meadowmont Master Land Use Plan Modification Application)

**A RESOLUTION APPROVING AN APPLICATION FOR A MASTER LAND USE PLAN MODIFICATION FOR THE MEADOWMONT DEVELOPMENT (PROJECT NO. 14-070)**

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that the Master Land Use Plan Modification, in the form of a reallocation of floor area within the Meadowmont development, proposed by Tri-City, Inc.

Subject to the conditions listed below would:

1. maintain or promote the public health, safety, and general welfare;
2. maintain or enhance the value of contiguous property; and
3. conform with the Comprehensive Plan.

BE IT FURTHER RESOLVED that the Town Council hereby approves the application for a Master Land Use Plan Modification for the Meadowmont Development in accordance with the plans listed above and with the conditions listed below:

Stipulations Specific to the Development

1. Floor Area Allocation: That parcel 6A be allocated 60,000 square feet of floor area.
2. Vested Right: This Special Use Permit constitutes a site specific development plan establishing a vested right as provided by N.C.G.S. Section 160A-385.1 and Appendix A of the Chapel Hill Land Use Management Ordinance.
3. Continued Validity: That continued validity and effectiveness of this approval shall be expressly conditioned on the continued compliance with the plans and conditions listed above.
4. Non-Severability: That if any of the above conditions is held to be invalid, approval in its entirety shall be void.

BE IT FURTHER RESOLVED that the Council hereby approves the application for a Master Land Use Plan Modification for the Meadowmont Development.

This the \_\_\_ day of \_\_\_, 2015.

**RESOLUTION B**

(Denying the Meadowmont Master Land Use Plan Modification Application)

**A RESOLUTION DENYING AN APPLICATION FOR A MASTER LAND USE PLAN  
MODIFICATION FOR THE MEADOWMONT MIXED USE DEVELOPMENT (PROJECT NO.14-  
070)**

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that the Meadowmont Master Land Use Plan Modification, in the form of a reallocation of floor area within the Meadowmont development, proposed by Tri-City, Inc.

Subject to the conditions listed below would not:

1. maintain or promote the public health, safety, and general welfare;
2. maintain or enhance the value of contiguous property; and
3. conform with the Comprehensive Plan.

BE IT FURTHER RESOLVED that the Council hereby denies the application for a Master Land Use Plan Modification for the Meadowmont Mixed Use Development.

This the \_\_\_ day of \_\_\_, 2015.

# MASTER LAND USE PLAN APPLICATION



**TOWN OF CHAPEL HILL**  
Planning Department  
405 Martin Luther King Jr. Blvd  
phone (919) 968-2728 fax (919) 969-2014  
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9798-04-72-5824

Date: 12/08/2014

## Section A: Project Information

Project Name: Tri-City Medical Building  
Property Address: 5002 Barbee Chapel Road Zip Code: 27514  
Use Groups (A, B, and/or C): C Existing Zoning District: R-5-C  
Project Description: Minor modification to existing Meadowmont Master Land Use Plan to allow for a larger building to be constructed on the above identified parcel than which is currently allowable by the previously approved plan.

## Section B: Applicant, Owner and/or Contract Purchaser Information

### Applicant Information (to whom correspondence will be mailed)

Name: Tri-City, Inc. - Tim Niewald  
Address: 36 Richmond Plaza  
City: Rockingham State: North Carolina Zip Code: 28379  
Phone: 910-639-5457 Email: tjniewald@hotmail.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: *Tim Niewald* Date: 12-10-14

### Owner/Contract Purchaser Information:

Owner

Contract Purchaser

Name: Tri-City, Inc. - Tim Niewald  
Address: 36 Richmond Plaza  
City: Rockingham State: North Carolina Zip Code: 28379  
Phone: 910-639-5457 Email: tjniewald@hotmail.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: *Tim Niewald* Date: 12-10-14





**MASTER LAND USE PLAN APPLICATION  
SUBMITTAL REQUIREMENTS  
TOWN OF CHAPEL HILL  
Planning Department**

The Master Land Use Plan conveys the general intent and system of development. It is a conceptual plan that illustrates and defines land use areas for residential, office, commercial, open space, and special facilities or other land uses. General circulation patterns, both vehicular, pedestrian, and bicycle, are identified and indicated on the conceptual plan. The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919)968-2728 or at [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org). For detailed information, please refer to the Description of Detailed Information handout.

N/A	<b>Application fee</b> ( <a href="#">refer to fee schedule</a> )	Amount Paid \$	N/A
X	<b>Pre-Application Meeting – with appropriate staff</b>		
X	<b>Digital Files</b> - provide digital files of all plans and documents		
N/A	<b>Mailing list of owners of property within 1,000 feet perimeter of subject property</b> ( <a href="#">see GIS notification tool</a> )		
N/A	<b>Mailing fee for above mailing list</b>	Amount Paid \$	N/A
X	<b>Written Narrative describing the proposal</b>		
X	<b>Statement of Justification</b>		
X	<b>Digital photos of site and surrounding properties</b>		
X	<b>Concept Plan Summary from Community Design Commission and Town Council, if applicable</b>		
N/A	<b>Phasing Plan (if applicable) indicating phasing boundaries and phasing notes</b>		
N/A	<b>Stream Determination - necessary for all submittals</b>		
N/A	<b>Jurisdictional Wetland Determination – if applicable</b>		
X	<b>Resource Conservation District Encroachment Exemption or Variance (determined by Planning)</b>		
N/A	<b>Jordan Buffer Authorization Certificate or Mitigation Plan Approval (determined by Planning)</b>		
X	<b>Reduced Site Plan Set (reduced to 8.5"x11")</b>		

**Plan Sets (10 copies to be submitted no larger than 24"x36")**

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



### Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000 foot notification boundary

### Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

### Detailed Site Plan

- a) Existing and proposed building locations
- b) Description & analysis of adjacent land uses, roads, topography, soils, drainage patterns, environmental constraints, features, existing vegetation, vistas (on & off-site)
- c) Proposed setbacks
- d) Driveway locations



Coulter Jewell Thames, PA

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Planning for the Future

June 1, 2015

Town of Chapel Hill  
Planning Department  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514

Reference: **Minor Modification to Existing Meadowmont Master Land Use Plan  
Tri-City Medical Building**  
5002 Barbee Chapel Road  
Chapel Hill, NC 27517  
Pin: 9798-04-72-5824

Enclosed please find the application for the Minor Modification to the existing Meadowmont Master Land Use Plan for the Tri-City Medical Building. The project site is located at the intersection of NC HWY 54 and Barbee Chapel Road with an address of: 5002 Barbee Chapel Road, Chapel Hill, NC 27517 (Pin: 9798-04-72-5824). The 2.337 acre site (parcel 6A of the Meadowmont Development) is currently zoned R-5-C.

**Master Land Use Plan - Project Narrative:**

Developer is requesting a minor modification to the existing Meadowmont Master Land Use Plan to allow for a larger building to be constructed on the above listed parcel (parcel 6A of the Meadowmont Development).

The previously approved Meadowmont Master Land Use Plan currently allows for an office/commercial building of 19,200 SF to be constructed on the above referenced parcel.

The developer is proposing to increase the allowable office/commercial building area by 40,800 SF to a new total of 60,000 SF for this parcel (parcel 6A of the Meadowmont Development).

With approval of this application the developer plans to construct a 60,000 SF medical office building on this site. The structure will be composed of five levels. The first three levels will be parking as to consolidate the building footprint in an efficient manner. Above the parking will be two levels of medical office space.

**Master Land Use Plan - Statement of Justification:**

The developer and consultants both believe the proposed project and minor modification to the Meadowmont Master Land Use Plan satisfies all the required findings of facts as applicable to the Town's Land Use Management Ordinance.

***Finding #1 - The use is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare.***

The proposed location and land use of the Tri-City Medical Building is in compliance with the previously approved Master Land Use Plan for the Meadowmont Development and the Town's Land Use Management Ordinance. To date a significant amount of design coordination and effort has been made between both the developer/developers consultants and with the local approving agencies. It is the developer's intentions to continue this effort of communication through the project as to ensure a well thought out design is provided to promote the general public health, safety and welfare of those that this site may affect once constructed.

To promote traffic safety vehicular access will be limited to two locations to and from the site. One location is from the existing driveway on Barbee Chapel Road and the second location is a new cross access connection to the adjacent property to the west. From a pedestrian perspective new sidewalk connections will be made along the frontage of Barbee Chapel Road and along the proposed access drive to promote continued connections to and from adjacent properties within this corridor.

Proposed utility connections for the project have been simplified as much as possible. All utilities needed are currently on site or have been stubbed previously on the adjacent properties for intended use with this project. OWASA will provide the water and sewer and Duke Energy will provide the electricity. All new utility connections will be approved by the necessary approving agency and will meet all current codes and construction standards of the approving agency.

Site grading is being proposed in a manner that will protect and save as many trees as possible on site while still maintaining the overall goals of the project. Effort is also being applied to maintain the natural forms of the site as best possible. New stormwater infrastructure will be constructed on site and will carry on-site runoff to a new BMP facility for treatment just south of the new access drive. The proposed stormwater management plan will be designed to meet the requirements of the Town and the approved Meadowmont stormwater plan.

In the southwest corner of the site there is a Floodway/Floodplain Resource Conservation District area which is being preserved. This area had been previously identified and recorded as a Resource Conservation District (PB 152, Pg109). In addition to those existing trees being preserved on site the project will include new landscape buffer plantings per the previously approved Meadowmont Master Land Use Plan. These new plantings along with the existing vegetation around the site will create microclimates acceptable to attract wildlife and create a vibrant natural atmosphere surrounding the site.

***Finding #2 - The use or development complies with all required regulations and standards of the LUMO 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.***

A side from the following the proposed Tri-City Medical Building development complies with all other applicable dimensional, design, and development requirements of the Town's Land Use Management Ordinance and the previously approved Meadowmont Master Land Use Plan.

1. To increase the allowable office/commercial building area allowed by 40,800 SF to a new total of 60,000 SF for this parcel.
2. To minimally exceed the secondary building height setback on the east side of the proposed building facing Barbee Chapel Road. Developer is requesting a maximum primary height of 60'.
3. To allow an 8' alternate landscape buffer with an opaque wood fence in place of the 20' type C landscape buffer required along the southern property line.
4. To allow selective thinning of existing vegetation to create windows into the site along the perimeter buffers.

***Finding #3 - The use is located, designed and proposed to be operated so as to maintain or enhance the value of contiguous property, or the use or development as a public necessity.***

It is expected this project will maintain or enhance the value of contiguous property. The medical office use is a complementary use to the adjacent hotel and provides continuity through the NC HWY 54 corridor in conformance with the previously approved Meadowmont Master Land Use Plan. The proposed project will provide significant aesthetic improvements at the intersection of NC HWY 54 and Barbee Chapel Road to include a new building with screened parking and upgraded landscaping.

***Finding #4 - The use conforms with the general plans for the physical development of the town as embodied in the appendix and in the comprehensive plan.***

The proposed land use of the Tri-City Medical Building is in compliance with the previously approved Master Land Use Plan for the Meadowmont Development and the Town's Land Use Management Ordinance. Additionally the project area is also listed as a future focus discussion area (Area 4: Highway 54) within the 2020 Comprehensive Plan and is in line with the recommendations noted.

#### **2020 Comprehensive Plan:**

The proposed Tri-City Medical Building project complies with the six applicable goals as specified in the 2020 plan.

#### ***Theme #1 - A Place for Everyone:***

The proposed development will be a business friendly facility providing a large array of working opportunities for individuals from within the local community. This facility is located not far from UNC

and is expected to be a major contributor to future advancements and collaborations in the medical field. Additionally with new sidewalk connections proposed pedestrians will be able to use and traverse the site as they move around in the community.

***Theme #2 - Community Prosperity and Engagement:***

New employment opportunities within the facility alone are a great boost for prosperity in our local community. The continued expansion of medical office space in our community will drive new research and further advancements and collaborations in our local universities and workforce.

***Theme #3 - Getting Around:***

From a pedestrian perspective new sidewalk connections will be made along the frontage of Barbee Chapel Road and along the proposed access drive to promote continued connections to and from adjacent properties within this corridor. The proposed site is also within close distance to existing bus routes located on both Meadowmont Lane and Friday Center Drive. This development is also shown as being within walking distance of a proposed future light rail stop within the 2020 Comprehensive Plan.

***Theme #4 - Good Places, New Spaces:***

The proposed Tri-City Medical Building project is the correct use for the proposed location. It simply makes sense with considering the growth patterns along the NC HWY 54 corridor. Additionally the proposed use of this site is in compliance with the previously approved Meadowmont Master Land Use Plan. This carefully planned growth within the NC 54 corridor will continue to provoke connections between the existing community framework and the new growth areas along the NC HWY 54 corridor.

***Theme #5 - Nurturing Our Community:***

The proposed development is preserving a Floodway/Floodplain Resource Conservation District area which was previously recorded (PB 152, Pg109) in the south west corner of the site. In addition to the Resource Conservation District area there are a couple pockets of existing vegetation that are being protected and preserved on site. New landscape buffer plantings around the site will create microclimates acceptable to attract wildlife and create a vibrant natural atmosphere surrounding the site once construction is complete.

***Theme #6 - Town and Gown Collaboration:***

The proposed Tri-City Medical Building project is expected to collaborate with the University of North Carolina at Chapel Hill and the UNC Health Care System which will drive new research and further advancements in our local universities and workforce.



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Planning for the Future

February 25, 2015

Town of Chapel Hill  
Planning Department  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514

Reference: **Minor Modification to Existing Meadowmont Master Land Use Plan  
Tri-City Medical Building**  
5002 Barbee Chapel Road  
Chapel Hill, NC 27517  
Pin: 9798-04-72-5824

Please find below a summary of the proceedings from the September 15, 2014 Town Council meeting. In particular this summary includes the comments that were made during the earlier Community Design Commission meeting and also those comments directly from Council members the night of the meeting.

**Community Design Commission (CDC) Comments:**

Neil Robinette with Tri City, Inc. presented the following summary of the CDC comments early in the meeting.

***CDC noted the Importance of maintaining the existing buffer along NC HWY 54.*** Current project plans demonstrate a 20 foot front setback and a 75 foot landscape buffer directly adjacent to NC HWY 54. Project plans have been modified to limit disturbance within the landscape buffer area.

***CDC suggested keeping the proposed design within the existing scale and landscape form of the current built environment surrounding the project.*** Developer believes as the design is refined more and more the proposed building does fit nicely into the built environment especially as it relates to the existing Marriott which the developer feels the proposed project will further complement.

***CDC would like the developer to further engage anticipated transportation modes including rail transit, bicycle, pedestrian and the public environment.*** Developer feels the proposed concept proactively address's the public space, greenway path and future rail transit system.

***CDC would like the developer to offer a signature building while working to camouflage the parking garage.*** Developer believes the proposed design is consistent with this request as the parking garage is being concealed nicely and is aesthetically pleasing.

***CDC was concerned about the Floor Area Ratio (FAR) and if a variance would be needed.*** Developer noted the site is entitled for a 30% FAR. The proposed development would be more in the range of a 60% FAR which is greater. Developer noted the 30% FAR is a limited use of the property. Developer feels the 60% FAR would fit better into the Towns long term goals and objectives as to provide a more dense development on the site in an appropriate manner.

**Council Comments from September 15, 2014:**

After Neil Robinette with Tri City, Inc. completed his presentation Council members voiced the following comments.

***Council member inquired about the medical research institute use and what kind of clients the developer foresaw using the space.*** Developer noted they are pursuing several users currently for the site, the most notable being UNC. Developer mentioned having a working relationship with several UNC doctors and that the development group has performed past work for UNC and would like to further the relationship. Developer noted one opportunity is a medical research and education facility for UNC.

***Council member inquired if there would be patients coming to the new facility to see their doctor or if workers would be showing up in the am working a full day and leaving at night.*** Developer noted the use is an institution, meaning the facility would include clinics with patients and doctors on site coming and going throughout the day.

***Council member believes the additional traffic all entering and exiting on Barbee Chapel Rd. will only worsen an existing problematic intersection. It was noted the light rail may soften the effects sometime in the future. However in the meantime allowing all the additional trips to the intersection would be a big jump. Council member did agree that it is an appropriate use for the site and that they were just concerned about the traffic.***

***Council member noted his appreciation for the way the parking is being masked and believes the project as a whole is great. Council member notes traffic on NC HWY 54 backs up almost to interstate 40 at 8:00am and that most people will not be going to this building but those trying to make a left turn here will just make the traffic worse. Council member states the applicant will need to submit a TIA that is very persuasive. Further noting traffic is a huge issue here and the light rail is great but may never happen.***

***Council member requested a site rendering from eye level at the Barbee Chapel / NC HWY 54 intersection looking towards the proposed site to tell better how prominent the proposed building would really be from NC HWY 54.*** Developer noted the proposed building facade will pretty much be in line with the adjacent hotel and not within the buffer. The developer also noted the scale of the building and setbacks will more closely represent that of the adjacent hotel than that of the East 54 development.

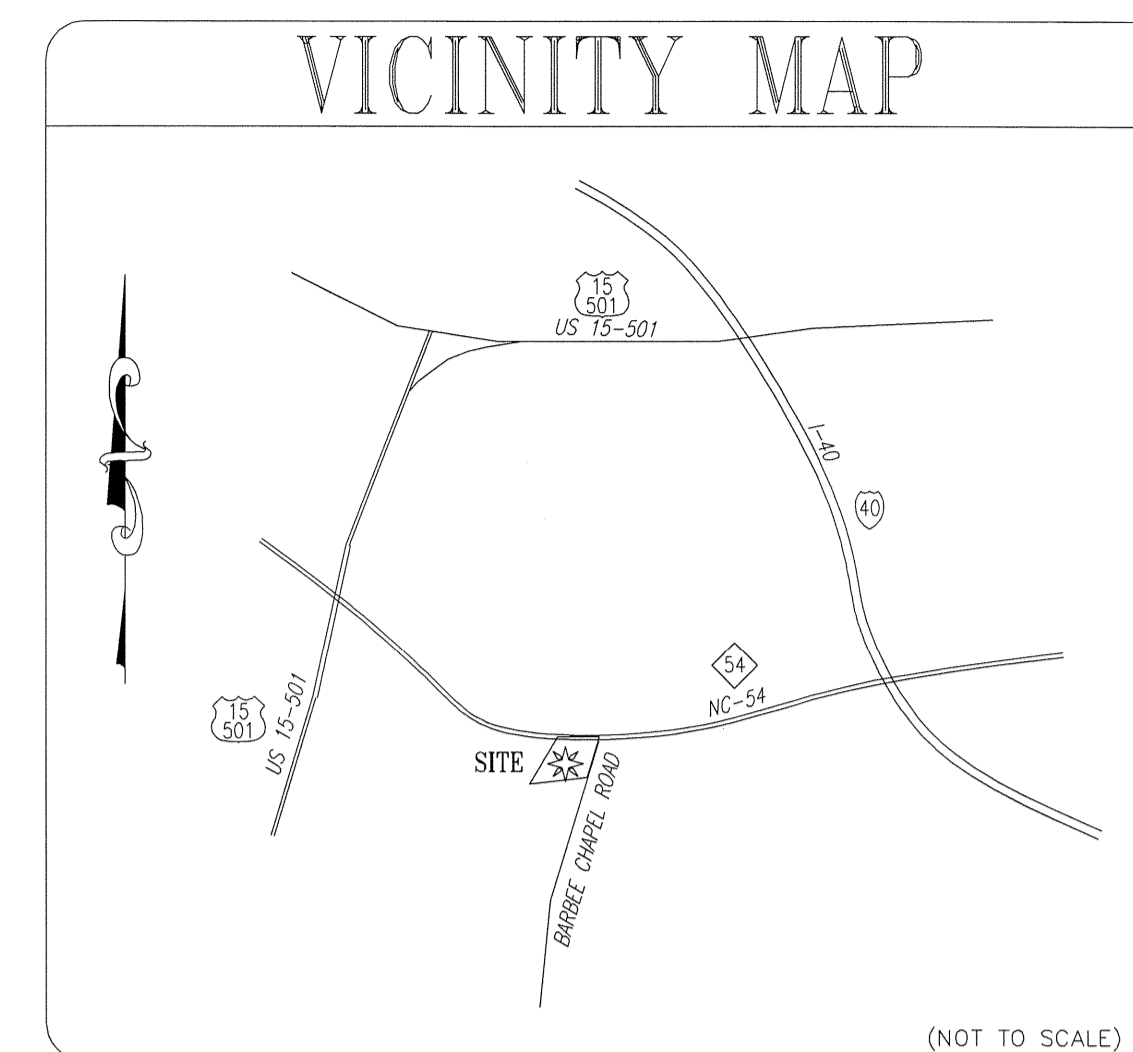
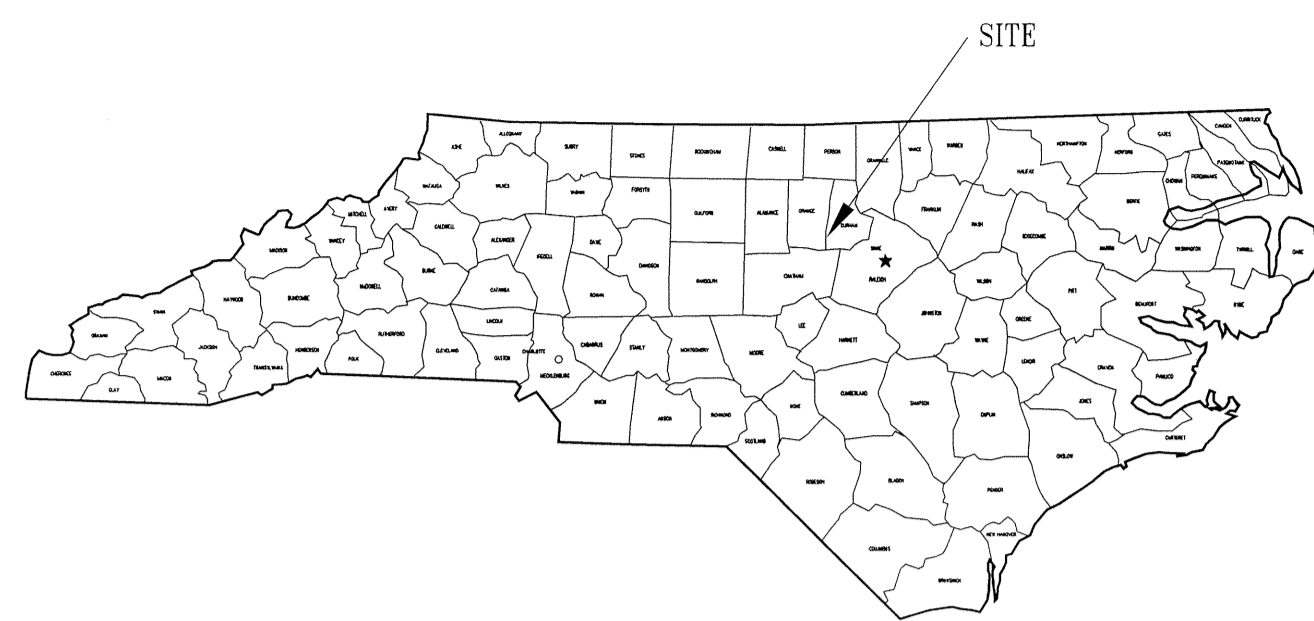


***Mayor inquired what the bicycle/ pedestrian connectivity would be from NC HWY 54 to the proposed building. Developer noted the building will have a plaza where pedestrians and bikes both can stop and use the facilities inside. Mayor noted the project must ensure the corridor for the future rail is fully respected with the proposed development. Mayor also requested an accurate rendering of the proposed building from the light/intersection. Mayor noted that he believes the Marriot hotel has done disservice to the corridor with being so screened. Mayor questioned why a signature building would be built at an intersection and then screened. Mayor agrees screening can be argued both ways but believes there should be a glimpse of view and something to look at as people are coming into town.***

***Ending the meeting the mayor asked for a resolution on transmitting the concept plans. All members of Council including the Mayor were in favor and the above comments were referred.***

# MINOR MODIFICATION TO EXISTING MEADOWMONT MASTER LAND USE PLAN

## Proposed MEDICAL OFFICE BUILDING NC Highway 54 & Barbee Chapel Road Town of Chapel Hill Durham County, North Carolina



IMPERVIOUS AREA SUMMARY			
SITE AREA = 101,800 SF (2.337AC)			
PROPOSED BUILDINGS	31,155 SF	0.72 ACRE(S)	30.6 % OF TOTAL AREA
PROPOSED PAVEMENT	10,355 SF	0.23 ACRE(S)	10.2 % OF TOTAL AREA
PROPOSED SIDEWALK	1,990 SF	0.05 ACRE(S)	2.0 % OF TOTAL AREA
TOTAL IMPERVIOUS AREA	43,500 SF	1.0 ACRE(S)	42.7 % OF TOTAL AREA
GREEN/OPEN SPACE	58,300 SF	1.3 ACRE(S)	57.3 % OF TOTAL AREA
EXISTING IMPERVIOUS AREA	4,797 SF	0.11 ACRE(S)	4.7 % OF TOTAL AREA
INCREASE IN IMPERVIOUS AREA	38,703 SF	0.89 ACRE(S)	
IMPERVIOUS AREA ALLOCATION TO PARCEL FROM MEADOWMONT DEVELOPMENT (PARCEL 6A)	43,560 SF	1.0 ACRE(S)	42.79 % OF TOTAL AREA

### CONSTRUCTION NOTES:

- PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT IS REQUIRED TO SCHEDULE AND CO-ORDINATE AN ON-SITE PRE-CONSTRUCTION MEETING WITH ALL APPLICABLE APPROVING AGENCIES. ALL TREE PROTECTION FENCING SHOULD BE IN PLACE FOR REVIEW.
- DEVELOPER/CONTRACTOR SHALL NOT STORE VEHICLES, EQUIPMENT, AND/OR CONSTRUCTION RELATED MATERIALS WITHIN THE PUBLIC RIGHT OF WAY OR ON CITY STREETS.
- DEVELOPER/CONTRACTOR SHALL PROVIDE A DESIGNATED CONSTRUCTION DRIVE ACCESS CONSTRUCTED IN ACCORDANCE WITH ORANGE COUNTY EROSION CONTROL REQUIREMENTS TO MINIMIZE THE TRANSPORTATION OF MUD, SOILS, AND CONSTRUCTION RELATED MATERIALS OFF-SITE ONTO PUBLIC ROADWAYS. DEVELOPER/CONTRACTOR SHALL REMOVE PROMPTLY, AND MUD, SOILS AND/OR CONSTRUCTION RELATED MATERIALS DEPOSITED UPON THE SURFACES OF THE PUBLIC RIGHT-OF-WAY.
- NO OPEN BURNING SHALL BE PERMITTED DURING THE COURSE OF DEMOLITION AND CONSTRUCTION ON SITE.

### OWNER/DEVELOPER

Tri-City, Inc  
Attn. Tim Niewald  
36 Richmond Plaza  
Rockingham, NC 28379  
Phone: (910) 639-5457  
tniewald@tricityinc.net

### ARCHITECT

MHAWorks  
Attn. Toma Rogers  
501 Washington Street  
Suite G  
Durham, NC 27701  
(919) 682-2870  
trogers@mhaworks.com

### CIVIL ENGINEER

Triangle Site Design, PLLC  
4006 Barrett Drive  
Suite 203  
Raleigh, NC 27609  
(919) 553-6570  
mlowder@trianglesitedesign.com  
NC LICENSE#P-0619

### DEVELOPMENT DATA

CURRENT PROPERTY OWNER: BANK OF NORTH CAROLINA  
831 JULIAN AVENUE  
THOMASVILLE, NC 27360

DEVELOPMENT NAME: MEDICAL OFFICE BUILDING  
STREET ADDRESS: NC HIGHWAY 54 & BARBEE CHAPEL ROAD  
CHAPEL HILL, NC  
DURHAM COUNTY

TAX PARCEL/PROPERTY IDENTIFICATION # (PIN): 9798-04-72-5824

ZONING DISTRICT(S): R-5-C  
SPECIAL PROTECTION AREA: SITE IS WITHIN THE MEADOWMONT DEVELOPMENT (PARCEL 6A)  
JORDAN LAKE WATERSHED

EXISTING SITE AREA: 2.337 AC (101,800 SF)  
RIGHT-OF-WAY DEDICATION: 0 AC  
TOTAL SITE AREA: 2.337 AC  
INSIDE TOWN LIMITS: Yes

EXISTING USE: ABANDONED STRUCTURES/WOODED  
PROPOSED BUILDING USE: MEDICAL OFFICE BUILDING

PROPOSED TOTAL BUILDING AREA OR EXISTING AREA IF EXPANSION (s.f. gross): 60,000SF MEDICAL OFFICE  
MAX. BUILDING HEIGHT: -----  
PERMITTED FAR: 0.303 (30,855SF)  
REQUESTED FAR: 0.600 (61,080SF MAX - ZONING VARIANCE REQUESTED)  
ALLOCATED BUILDING AREA: 19,200SF (MEADOWMONT MASTER LAND USE PLAN)  
REQUESTED BUILDING AREA: 60,000SF (MINOR MODIFICATION TO THE MEADOWMONT LAND USE PLAN)

NET LAND AREA (NLA) -----  
CREDITED STREET AREA (CSA) -----  
CREDITED PERMANENT OPEN SPACE (COS) -----

TOTAL: NLA + CSA AND/OR COS = GROSS LAND AREA -----  
(NOT TO EXCEED NLA + 10%) -----

AREA OF LAND DISTURBANCE: 67,100SF (2.0AC)  
ALLOCATED IMPERVIOUS AREA: 43,560SF (1.0AC - MEADOWMONT STORMWATER MANAGEMENT PLAN)  
PROPOSED IMPERVIOUS AREA: 43,500SF (1.0AC)

BUILDING SETBACKS:  
FRONT: 20 FT (NC HIGHWAY 54)  
SIDE: 20 FT (BARBEE CHAPEL ROAD)  
SIDE: 8 FT (INTERNAL SETBACK)  
REAR: 8 FT (INTERNAL SETBACK)

BUFFERS:  
FRONT: 75 FT TYPE D (NC HIGHWAY 54 - MEADOWMONT LAND USE PLAN)  
SIDE: 50 FT TYPE D (BARBEE CHAPEL ROAD - MEADOWMONT LAND USE PLAN)  
SIDE: 10 FT TYPE B (WEST PROPERTY LINE)  
REAR: 20 FT TYPE C (SOUTH PROPERTY LINE - MEADOWMONT LAND USE PLAN)  
A BUFFER MODIFICATION IS REQUESTED TO ALLOW SELECTIVE THINNING OF EXISTING TREES AND SHRUBS WITHIN THE EXISTING PERIMETER BUFFER AREAS.

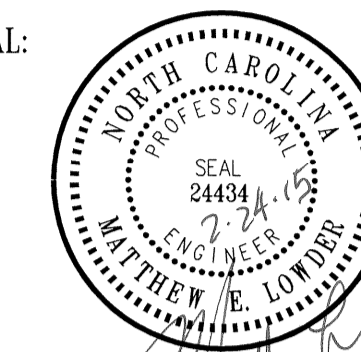
PARKING INFORMATION: MEDICAL OFFICE BUILDING - 1 SPACE PER 225SF = 267 SPACES  
10% ALLOWABLE PARKING SPACE REDUCTION = 27 SPACES  
PROPOSED NUMBER OF PARKING SPACES = 240  
PARKING PROPOSED WITHIN 3-LEVEL PARKING DECK  
PROPOSED NUMBER OF BICYCLE PARKING SPACES = 52 (80% CLASS 1 & 20% CLASS 2)

LAND USE INTENSITY: -----



CONSULTANT:  
Triangle Site Design, PLLC  
4006 Barrett Drive  
Suite 203  
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mlowder@trianglesitedesign.com  
NC LICENSE #P-0619

SEAL:



MINOR MODIFICATION TO EXISTING MEADOWMONT MASTER LAND USE PLAN  
APPLICATION DRAWINGS  
PRELIMINARY  
DO NOT USE  
FOR CONSTRUCTION

TRI-CITY MEDICAL BUILDING  
RALEIGH ROAD (NC HWY 54 & BARBEE CHAPEL ROAD)  
CHAPEL HILL, NORTH CAROLINA  
DURHAM COUNTY  
PARCEL # 9798-04-72-5824

OWNER/DEVELOPER:

TRI-CITY, Inc  
36 Richmond Plaza  
Rockingham, NC 28379  
(910) 997-2544  
Neil Robinette - CEO  
Barry Embler - CFO  
Tim Niewald - General Contractor  
(910) 639-5457  
tniewald@tricityinc.net

REVISIONS:

LAYOUT COORD: MEL

PLANNING MGR. MEL

DRAWING BY: MEL

DATE: 2/24/15

JOB NUMBER: 004080

TITLE: COVER SHEET

SHEET NUMBER: C0.0

COMMENTS:

### INDEX OF DRAWINGS

C0.0 COVER SHEET  
D1.0 EXISTING CONDITIONS PLAN  
C1.A AREA MAP  
C1.0 SITE PLAN

TRI-CITY MEDICAL OFFICE BUILDING

**CAUTIONARY NOTE**

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE BASED ON ABOVE GROUND EVIDENCE OR INFORMATION GATHERED DURING THE FIELD SURVEY PORTION OF THIS PROJECT. AS SUCH, THIS INFORMATION IS SPECULATIVE IN NATURE ONLY AND SHOULD NOT BE CONSTRUED AS FACT. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF ANY AND ALL CONSTRUCTION.

**SURVEY NOTE:**

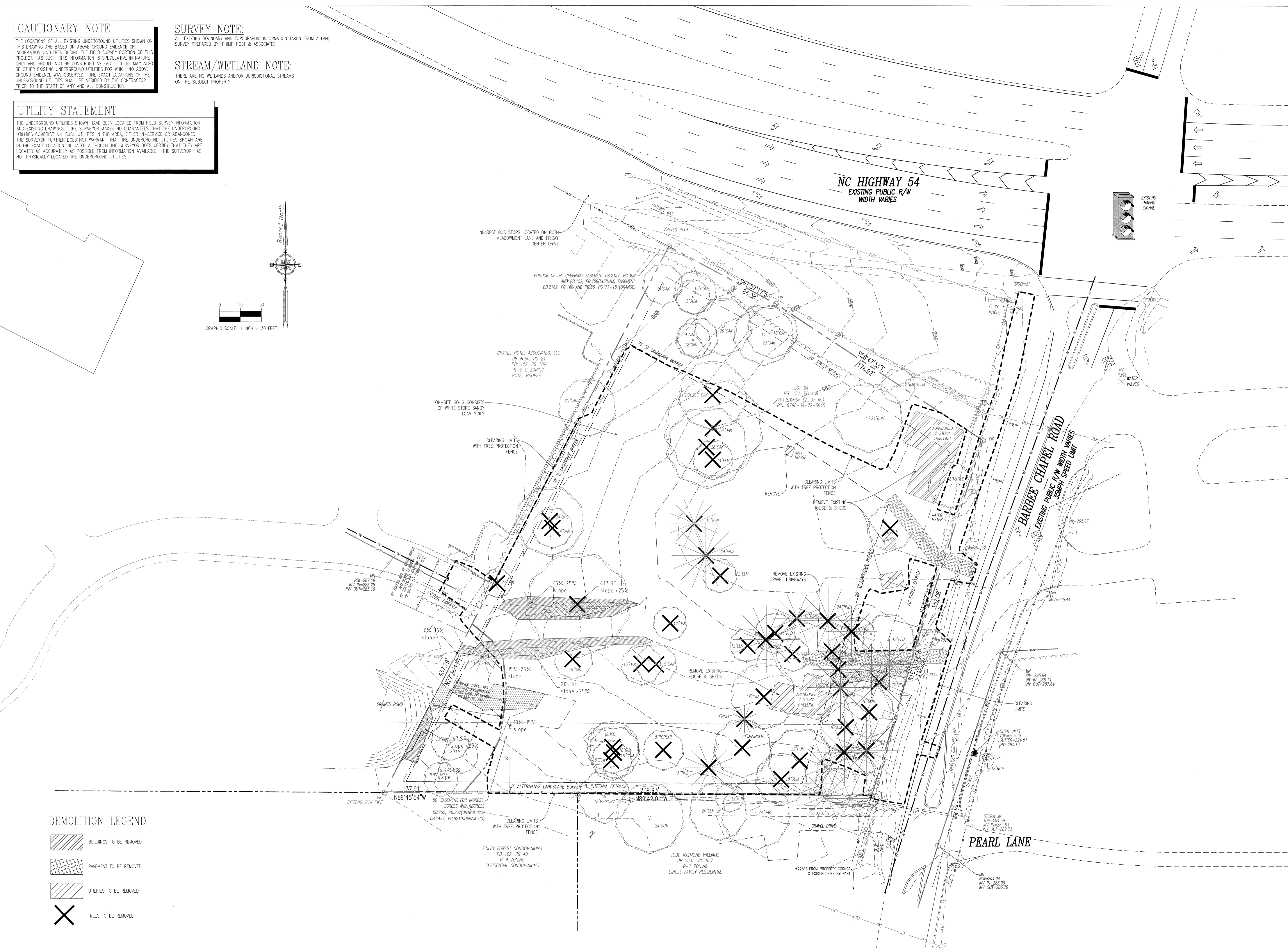
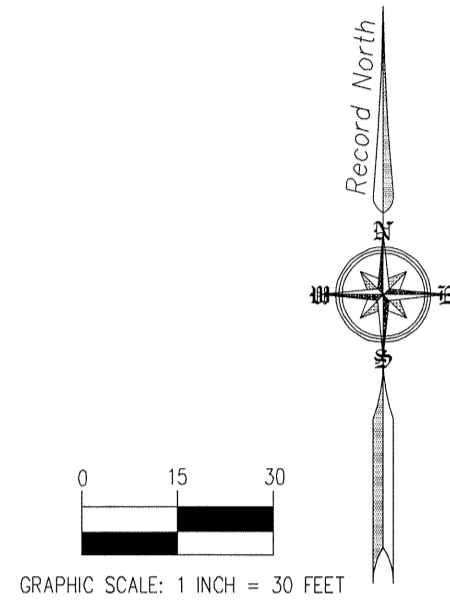
ALL EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A LAND SURVEY PREPARED BY: PHILIP POST & ASSOCIATES

**STREAM/WETLAND NOTE:**



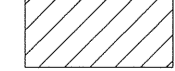

THERE ARE NO WETLANDS AND/OR JURISDICTIONAL STREAMS ON THE SUBJECT PROPERTY

**UTILITY STATEMENT**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.




**DEMOLITION LEGEND**

-  BUILDINGS TO BE REMOVED
-  PAVEMENT TO BE REMOVED
-  UTILITIES TO BE REMOVED
-  TREES TO BE REMOVED

**TRIANGLE SITE DESIGN**

CONSULTANT:  
 Triangle Site Design, PLLC  
 4006 Barrett Drive  
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 Raleigh, NC 27609  
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 mlower@trianglesitedesign.com  
 NC LICENSE #P-0619

SEAL:



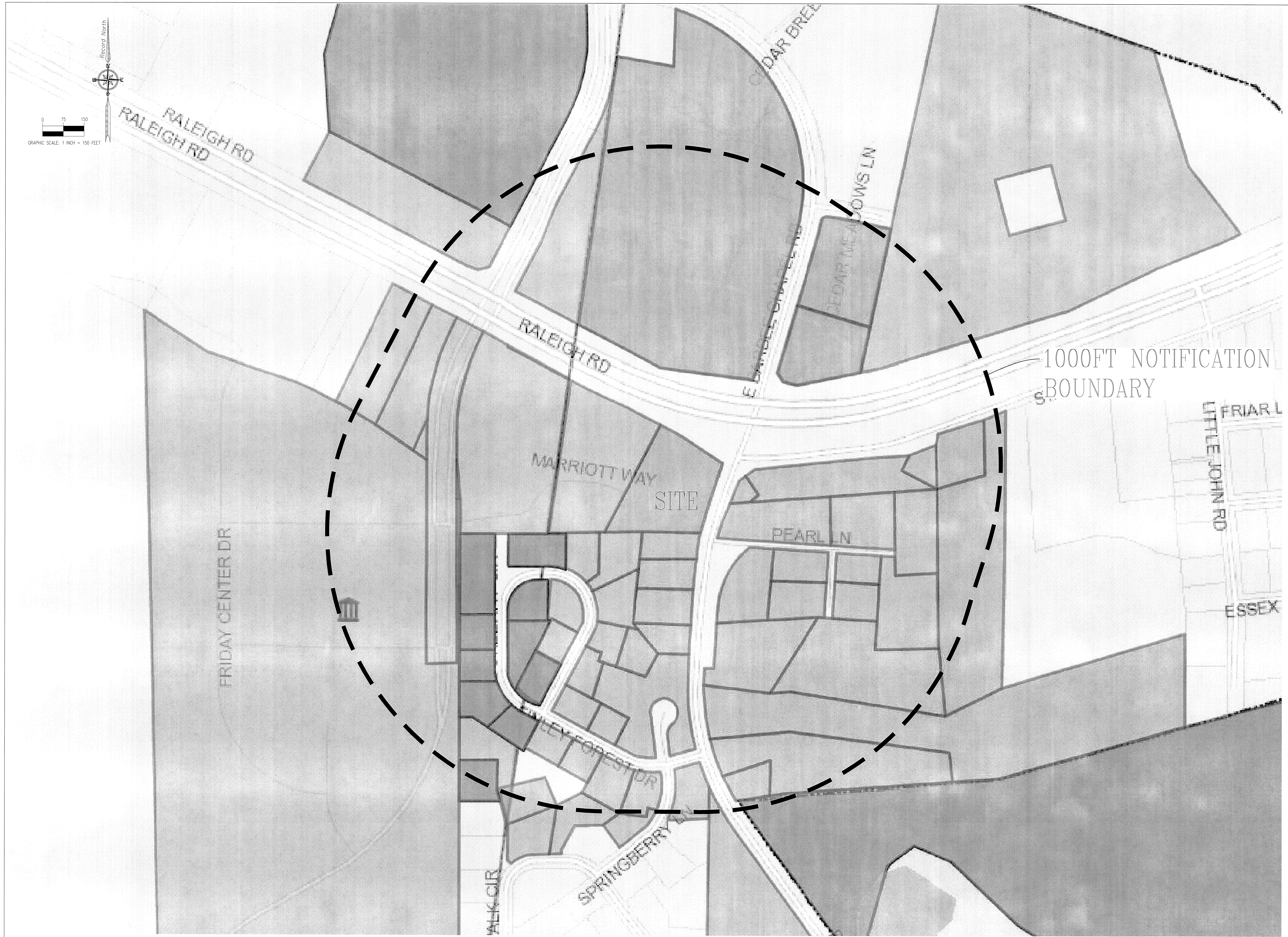
MINOR MODIFICATION TO EXISTING MEADOWMONT MASTER LAND USE PLAN APPLICATION DRAWINGS PRELIMINARY DO NOT USE FOR CONSTRUCTION

**TRI-CITY MEDICAL BUILDING**  
 RALEIGH ROAD (NC HWY 54 & BARBEE CHAPEL ROAD)  
 CHAPEL HILL, NORTH CAROLINA  
 DURHAM COUNTY  
 PARCEL # 9798-04-72-5824

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 tniewald@tricityinc.net

REVISIONS:


LAYOUT COORD:	MEL
PLANNING MGR.	MEL
DRAWING BY:	MEL
DATE:	2/24/15
JOB NUMBER:	004080
TITLE:	EXISTING CONDITIONS PLAN
SHEET NUMBER:	D1.0
COMMENTS:	



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 mlowder@trianglestitedesign.com  
 NC LICENSE #P-0619

SEAL:



MINOR MODIFICATION TO EXISTING  
 MEADOWMONT MASTER LAND USE PLAN  
 APPLICATION DRAWINGS  
 PRELIMINARY  
 DO NOT USE  
 FOR CONSTRUCTION

TRI-CITY MEDICAL BUILDING

RALEIGH ROAD (NC HWY 54 &  
 BARBEE CHAPEL ROAD)

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REVISIONS:

LAYOUT COORD: MEL

PLANNING MGR. MEL

DRAWING BY: MEL

DATE: 2/24/15

JOB NUMBER: 004080

TITLE:

AREA MAP

SHEET NUMBER:

C1.A

COMMENTS:

**TRIANGLE SITE DESIGN**

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SEAL:

MINOR MODIFICATION TO EXISTING MEADOWMONT MASTER LAND USE PLAN APPLICATION DRAWINGS PRELIMINARY DO NOT USE FOR CONSTRUCTION

**TRI-CITY MEDICAL BUILDING**  
 RALEIGH ROAD (NC HWY 54 & BARBEE CHAPEL ROAD)  
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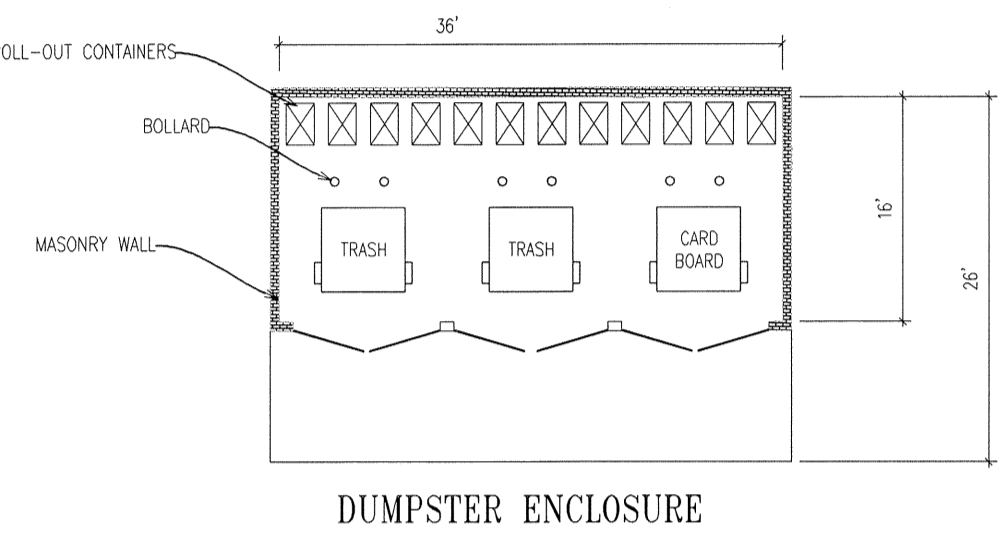
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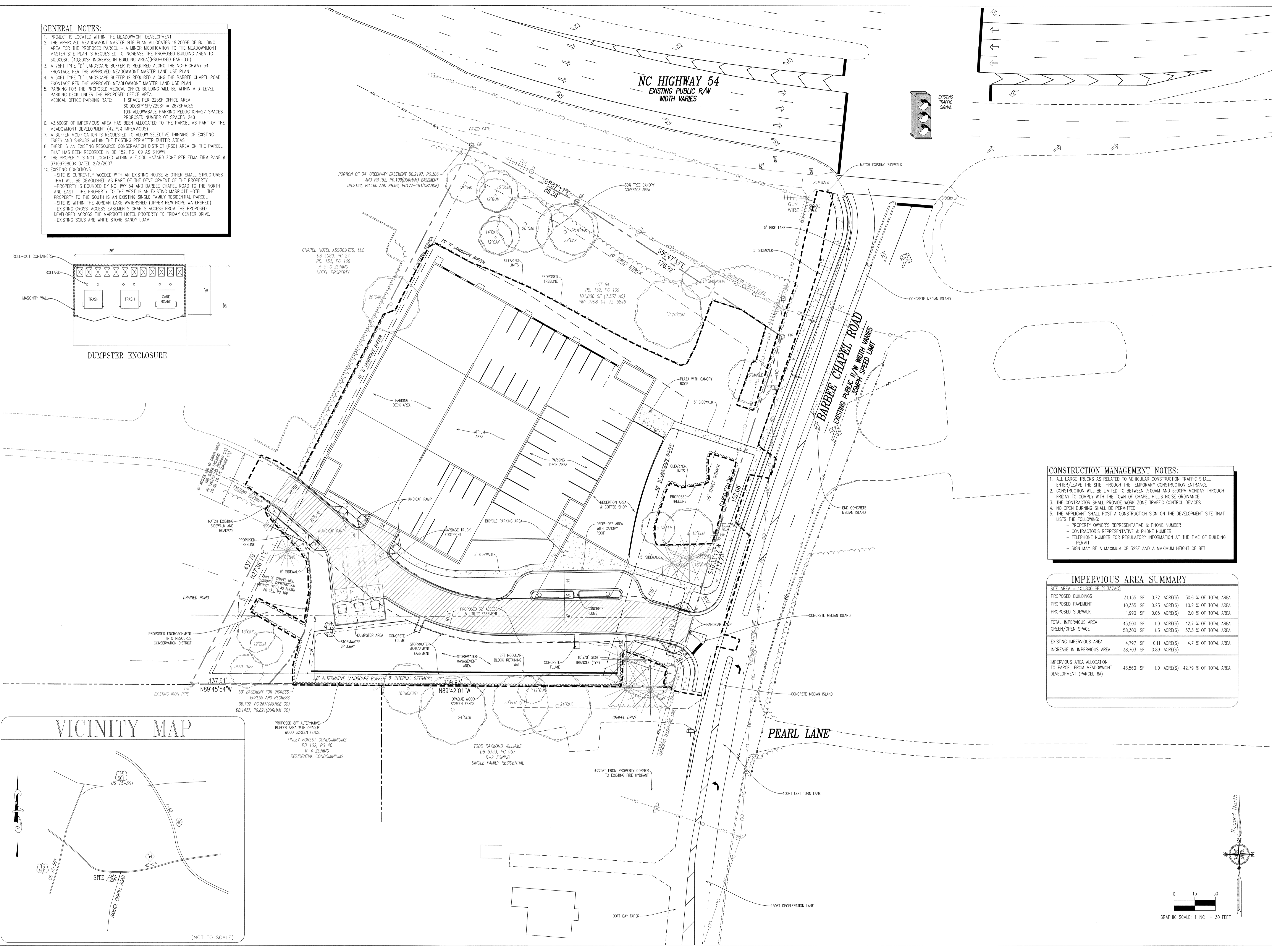

LAYOUT COORD: MEL  
 PLANNING MGR: MEL  
 DRAWING BY: MEL  
 DATE: 2/24/15  
 JOB NUMBER: 004080  
 TITLE: **SITE PLAN**  
 SHEET NUMBER: **C1.0**  
 COMMENTS:

**GENERAL NOTES:**

- PROJECT IS LOCATED WITHIN THE MEADOWMONT DEVELOPMENT
- THE APPROVED MEADOWMONT MASTER SITE PLAN ALLOCATES 19,200SF OF BUILDING AREA FOR THE PROPOSED PARCEL - A MINOR MODIFICATION TO THE MEADOWMONT MASTER SITE PLAN IS REQUESTED TO INCREASE THE PROPOSED BUILDING AREA TO 60,000SF. (40,800SF INCREASE IN BUILDING AREA)(PROPOSED FAR=0.6)
- A 75FT TYPE "D" LANDSCAPE BUFFER IS REQUIRED ALONG THE NC-HIGHWAY 54 FRONTAGE PER THE APPROVED MEADOWMONT MASTER LAND USE PLAN
- A 5FT TYPE "D" LANDSCAPE BUFFER IS REQUIRED ALONG THE BARBEE CHAPEL ROAD FRONTAGE PER THE APPROVED MEADOWMONT MASTER LAND USE PLAN
- PARKING DECK UNDER THE PROPOSED OFFICE AREA  
 MEDICAL OFFICE PARKING RATE: 1 SPACE PER 225SF OFFICE AREA  
 60,000SF/15P/225SF = 267SPACES  
 10% ALLOWABLE PARKING REDUCTION=27 SPACES  
 PROPOSED NUMBER OF SPACES=240
- 43,560SF OF IMPERVIOUS AREA HAS BEEN ALLOCATED TO THE PARCEL AS PART OF THE MEADOWMONT DEVELOPMENT (42.79% IMPERVIOUS)
- A BUFFER MODIFICATION IS REQUESTED TO ALLOW SELECTIVE THINNING OF EXISTING TREES AND SHRUBS WITHIN THE EXISTING PERMETER BUFFER AREAS
- THERE IS AN EXISTING RESOURCE CONSERVATION DISTRICT (RCD) AREA ON THE PARCEL THAT HAS BEEN RECORDED IN DB 152, PG 109 AS SHOWN.
- THE PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM PANEL# 37109P000K DATED 2/2/2007.
- EXISTING CONDITIONS:  
 -SITE IS CURRENTLY WOODED WITH AN EXISTING HOUSE & OTHER SMALL STRUCTURES THAT WILL BE DEMOLISHED AS PART OF THE DEVELOPMENT OF THE PROPERTY  
 -PROPERTY IS BOUNDED BY NC HWY 54 AND BARBEE CHAPEL ROAD TO THE NORTH AND EAST. THE PROPERTY TO THE WEST IS AN EXISTING MARRIOTT HOTEL. THE PROPERTY TO THE SOUTH IS AN EXISTING SINGLE FAMILY RESIDENTIAL PARCEL.  
 -SITE IS WITHIN THE JORDAN LAKE WATERSHED (UPPER NEW HOPE WATERSHED)  
 -EXISTING CROSS-ACCESS EASEMENTS GRANTS ACCESS FROM THE PROPOSED DEVELOPED ACCESS TO THE MARRIOTT HOTEL PROPERTY TO FRIDAY CENTER DRIVE.  
 -EXISTING SOILS ARE WHITE STONE SANDY LOAM



CHAPEL HOTEL ASSOCIATES, LLC  
 DB 4080, PG 24  
 PB: 152, PG 109  
 R-5-C ZONING  
 HOTEL PROPERTY



**CONSTRUCTION MANAGEMENT NOTES:**

- ALL LARGE TRUCKS AS RELATED TO VEHICULAR CONSTRUCTION TRAFFIC SHALL ENTER/LEAVE THE SITE THROUGH THE TEMPORARY CONSTRUCTION ENTRANCE.
- CONSTRUCTION WILL BE LIMITED TO BETWEEN 7:00AM AND 6:00PM MONDAY THROUGH FRIDAY TO COMPLY WITH THE TOWN OF CHAPEL HILL'S NOISE ORDINANCE
- THE CONTRACTOR SHALL PROVIDE WORK ZONE TRAFFIC CONTROL DEVICES
- NO OPEN BURNING SHALL BE PERMITTED
- THE APPLICANT SHALL POST A CONSTRUCTION SIGN ON THE DEVELOPMENT SITE THAT LISTS THE FOLLOWING:  
 - PROPERTY OWNER'S REPRESENTATIVE & PHONE NUMBER  
 - CONTRACTOR'S REPRESENTATIVE & PHONE NUMBER  
 - TELEPHONE NUMBER FOR REGULATORY INFORMATION AT THE TIME OF BUILDING PERMIT  
 - SIGN MAY BE A MAXIMUM OF 32SF AND A MAXIMUM HEIGHT OF 8FT

**IMPERVIOUS AREA SUMMARY**

SITE AREA = 101,800 SF (2.337AC)			
PROPOSED BUILDINGS	31,155 SF	0.72 ACRE(S)	30.6 % OF TOTAL AREA
PROPOSED PAVEMENT	10,355 SF	0.23 ACRE(S)	10.2 % OF TOTAL AREA
PROPOSED SIDEWALK	1,990 SF	0.05 ACRE(S)	2.0 % OF TOTAL AREA
TOTAL IMPERVIOUS AREA	43,500 SF	1.0 ACRE(S)	42.7 % OF TOTAL AREA
GREEN/OPEN SPACE	58,300 SF	1.3 ACRE(S)	57.3 % OF TOTAL AREA
EXISTING IMPERVIOUS AREA	4,797 SF	0.11 ACRE(S)	4.7 % OF TOTAL AREA
INCREASE IN IMPERVIOUS AREA	38,703 SF	0.89 ACRE(S)	
IMPERVIOUS AREA ALLOCATION TO PARCEL FROM MEADOWMONT DEVELOPMENT (PARCEL 6A)	43,560 SF	1.0 ACRE(S)	42.79 % OF TOTAL AREA

