



PROJECT FACT SHEET

Overview

Site Description	
Project Name	2200 Homestead Road
Address	2200 Homestead Road
Property Size	570,066 sf (13.09 acres)
Existing	Existing one-story gymnasium building
Orange County Parcel Identifier Number	9870-91-2947
Existing Zoning	Residential-4-Conditional Zoning District (R-4-CZD)
Proposed Zoning	Residential-Special Standards-Conditional Zoning District (R-SS-CZD)

Site Design

Topic	Comment	Status
Use/Density (Sec. 3.7)	115-126 units of townhouse, apartment, and duplex development	✓
Dimensional Standards (Sec. 3.8)	Comply with LUMO Section 3.8; Dimensional standards (setbacks) only apply to exterior property lines	✓
Floor area (Sec. 3.8)	<i>Maximum:</i> 513,593 sq. ft. <i>Proposed:</i> 181,575 sq. ft.	✓
Inclusionary Zoning (Sec. 3.10)	<i>Required:</i> 17-19 units (15%) <i>Proposed:</i> 115-126 units (100%)	✓
Landscape		
Buffer – North (Sec. 5.6.2)	<i>Required:</i> 10' Type "B", <i>Proposed:</i> 10' Type "B"	✓
Buffer – Northeast (Sec. 5.6.2)	<i>Required:</i> 10' Type "B", <i>Proposed:</i> 10' Type "B"	✓
Buffer – East (Sec. 5.6.2)	<i>Required:</i> 10' Type "B" <i>Proposed:</i> 15' Type "B"	M
Buffer – Southeast (Sec. 5.6.2)	<i>Required:</i> 10' Type "C" <i>Proposed:</i> 0-20' Type "C" Modified	M
Buffer – South (Sec. 5.6.2)	<i>Required:</i> 10' Type "C" <i>Proposed:</i> 15' Type "C" Modified	✓
Buffer – West (Sec. 5.6.2)	<i>Required:</i> 30' Type "B" <i>Proposed:</i> 30' Type "B"	M
Tree Canopy (Sec. 5.7)	<i>Required:</i> 30% <i>Proposed:</i> 30% with additional plantings	✓
Landscape Standards (Sec. 5.9.6)	Application must comply	✓

Environment		
Resource Conservation District (Sec. 3.6)	<i>Required:</i> maximum 40% land disturbance in Upland Zone and 20% in Streamside Zone <i>Proposed:</i> Exceeding 40% in the Upland Zone (84.7% proposed) and Streamside Zone (26.2%)	M
Erosion Control (Sec. 5.3.1)	Orange County Erosion Control permit required	
Steep Slopes (Sec. 5.3.2)	<i>Required:</i> Disturb < 25% of slopes greater than 25% slope <i>Proposed:</i> 43.6% (6,058 sq. ft. total)	M
Stormwater Management (Sec. 5.4)	One wet detention pond designed to meet the standards of LUMO Section 5.4	
Land Disturbance	464,882 sq. ft. (10.67 acres)	
Impervious Surface (Sec. 3.8)	222,603 sq. ft. (39% of gross land area)	
Solid Waste & Recycling	Individual public refuse pickup	
Jordan Riparian Buffer (Sec. 5.18)	No disturbance proposed	
Access and Circulation		
Road Improvements (Sec. 5.8)	No road improvements proposed	NA
Vehicular Access (Sec. 5.8)	Primary access from Homestead Road; secondary access to Weaver Dairy Extension through the Bridgepoint Development directly to the west	
Bicycle Improvements (Sec. 5.8)	The Town's greenway will provide additional bicycle pathways and the applicant has proposed bicycle storage onsite.	
Pedestrian Improvements (Sec. 5.8)	Pedestrian links throughout the site will help connect this site with adjacent parcels, the Town's greenway trail system, and public street sidewalks and transit.	
Traffic Impact Analysis (Sec. 5.9)	TIA Executive Summary attached	
Transit (Sec. 5.8)	NA	NA
Bicycle Parking (Sec. 5.9)	<i>Required:</i> 32 spaces <i>Proposed:</i> 50 spaces	
Parking Lot Standards (Sec. 5.9)	Application must comply	
Technical		
Fire	Meet Town Standards	
Site Improvements	115-126 units of townhouse, apartment, and duplex development	
Recreation Area (Sec. 5.5)	<i>Required:</i> 28,503 sq. ft. with 25% payment-in-lieu <i>Proposed:</i> 29,400 sq. ft.	M

Lighting Plan (Sec. 5.11)	Maximum of 0.3 foot-candles at property line	
Homeowners Association (Sec. 4.6)	Yes	
Adequate Public Schools (Sec. 5.16)	Application must comply	

Project Summary Legend

Symbol	Meaning
	Meets Requirements
M	Seeking Modification
C	Requires Council Endorsement
FP	Required at Final Plan;
NA	Not Applicable