



**OPEN THE LEGISLATIVE HEARING: FUTURE LAND USE MAP AMENDMENT AND
CONDITIONAL ZONING APPLICATION FOR CHAPEL HILL CROSSING (PROJECT #CZD-23-2)**

SUMMARY REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
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PROPERTY ADDRESS	MEETING DATE	APPLICANT
5500, 5502, 5503 Old Chapel Hill Road and 99, 101, 103, 106, 113 Huse Street	May 24, 2023	Thomas & Hutton on behalf of EB Capital Partners (Property Owner)

STAFF RECOMMENDATION

That the Council 1) open the legislative hearing, 2) receive and provide comments on the Future Land Use Map Amendment and Conditional Zoning applications, and 3) continue the hearing to June 21, 2023.

ZONING

Old Chapel Hill Road (North) Site:
Existing: Residential-1 (R-1)
Proposed: Residential-6- Conditional Zoning District (R-6-CZD)
 Huse Street (South) Site:
Existing: Residential-1 (R-1)
Proposed: Mixed-Use Village – Conditional Zoning District (MU-V-CZD)

PROCESS

Conditional Zoning is a legislative process that allows Town Council to review the rezoning application for consistency with the Land Use Plan in the Comprehensive Plan and establish standards that address any impacts on surrounding properties.

The Future Land Use Map amendment ensures that the zoning proposed aligns with the Comprehensive Plan.

PROJECT LOCATION

PROJECT OVERVIEW

The proposal includes two sites with a total of:

- 454-557 dwelling units
- 893 parking spaces

Old Chapel Hill Road (North) Site: A 4-5 story building containing 134-162 rental multifamily units.

- 15 percent affordable units at 80 percent AMI
- Surface and structured parking
- Associated amenities

Huse Street (South) Site: A of for sale townhomes, condos, rental multifamily, and single-family cottages in multiple buildings 3-7 stories tall.

- 320-395 dwelling units (240-325 rental)
- 15 percent affordable units at 80 percent AMI
- 7,000-20,000 sq. ft. of commercial space
- Surface and structured parking

The Transportation Impact Analysis describes necessary improvements on Old Chapel Hill Road including left turn lanes.

DECISION POINTS

Modifications to Regulations: The applicant is requesting modifications for the following:

- Reduce the required proportion of non-residential floor area in the MU-V district
- Increased density of residential units in the R-6 and MU-V districts
- Increased building height at the setback line along Old Chapel Hill Road (both sides) and Pope Road
- Increase maximum floor area ratio in the MU-V district
- Increased land disturbance impacting steep slopes greater than 25 percent
- Reduction of buffer requirements along both sides of Old Chapel Hill Road and along Pope Road
- Reduction of parking lot dimensions

Other Considerations:

- Applicant proposes providing all required recreation

space on-site with no payment-in-lieu

- Approval of the Future Land Use Map amendment for the Huse Street Site would support a finding of consistency with the Comprehensive Plan

ATTACHMENTS

1. Technical Report & Project Fact Sheet
2. Future Land Use Map Amendment Memo
3. Draft Staff Presentation
4. Draft Resolution Amending the FLUM
5. Draft Ordinance A (Approving the Application)
6. Town Urban Designer Comments
7. Planning Commission Recommendation
8. Draft Applicant Presentation
9. Modifications to Regulations (Applicant Request) and Narratives
10. Applicant Materials
11. Traffic Impact Analysis Executive Summary



TECHNICAL REPORT

PROPOSED ZONING

The application proposes applying a Mixed-Use Village-Conditional Zoning District (MU-V-CZD) to the Huse Street Site and a Residential-6-Conditional Zoning District (R-6-CZD) to the Old Chapel Hill Road Site to accommodate the proposed project.

The applicant has submitted a Conditional Zoning application, which allows review of the development proposal in conjunction with the rezoning, and which allows site-specific standards to be formulated and applied as conditions through a legislative process.

Conditions are typically used to:

- Address conformance of the development with Town regulations and adopted plans.
- Modify use, intensity, and development standards to be more restrictive when addressing impacts reasonably expected to be generated by development.
- Modify intensity and development standards to be less restrictive when accommodating the applicant's proposed site plan (Modifications to Regulations).

SITE CONTEXT

Staff has identified the following physical and regulatory characteristics of the land which are relevant to consideration of a Zoning Atlas Amendment:

- The site consists of two sites. The Old Chapel Hill Road site is 6.5 acres spanning two lots on the north side of Old Chapel Hill Road. The Huse Street site is 9.8 acres spanning 6 lots south of Old Chapel Hill Road. The two sites contain 17 single-family homes that would be demolished.
- The sites front on Old Chapel Hill Road and Pope Road, which are both collector streets maintained by the North Carolina Department of Transportation (NCDOT).
- The sites are adjacent to the following zoning districts and uses:
 - North: Interstate I-40 and Durham County jurisdiction
 - East: Residential-1 (R-1); Single-Family Residential and Pope Road
 - South: Residential-1 (R-1); Single-Family Residential
 - West: Residential-1 (R-1); Single-Family Residential
- The site contains Resource Conservation District in the northern portion of the Old Chapel Hill Road site.
- The Huse Street site is in the Watershed Protection District.
- The Huse Street site contains a small amount of steep slope area.

PROPOSED MODIFICATIONS TO REGULATIONS

1) Section 3.4.6: Mixed-Use Village Land use categories: Developments must include at least 25 percent residential and at least 25 percent non-residential floor area. The applicant is requesting to reduce the amount of required non-residential floor area to 4 percent.

Staff Comment: Standards of the Mixed-Use Village District are intended to encourage development within which mutually supporting residential, commercial and office uses are scaled, balanced and located to reduce general traffic congestion by providing housing close to principal destinations, and convenient pedestrian and bicycle circulation systems and mass transit to further reduce the need for private automobile usage and to allow multiple destinations to be achieved with a single trip.

2) Section 3.8: Dimensional Standards: Residential-6 and Mixed-Use Village
 The applicant is requesting increases in both zoning districts for maximum residential density and maximum height. In addition, the applicant is requesting an increase to maximum floor area ratio (FAR) in the MU-V zoning district.

Standard	Required R-6	Proposed	Required MU-V Collector	Proposed
Maximum Density	15 units/acre	25 units/acre	15 units/acre	40 units/acre
Maximum Building Height, Setback	39 ft.	44 ft.	44 ft.	50 ft. (for 45% of the building façade to exceed height)
Floor Area Ratio	0.303	.0303	0.5	0.8

Staff Comment: Dimensional standards are intended to define the development character of an area, and ensure the compatibility of development both with the environmental characteristics, accessibility levels, and special amenities offered by the development site and with surrounding land uses and development intensities.

3) Section 3.10: Inclusionary Zoning: A minimum number of affordable units must be provided, equaling 15 percent of total market rate, for-sale units. The applicant is voluntarily proposing to provide 15 percent of 376 – 485 market rate rental units as affordable for households earning 80 percent Area Median Income (AMI) for a period of 30 years, but to provide no affordable for-sale units (49 – 91 units).

Staff Comment: Inclusionary Zoning standards are intended to promote housing of high quality located in neighborhoods throughout the community for households of a variety of income levels, ages and sizes in order to meet the town's goal of preserving and promoting a culturally and economically diverse population in our community.

4) Section 5.3.2: Critical Areas: Steep Slopes Land Disturbance. No more than 25 percent of areas containing slopes 25 percent or greater shall be disturbed without a modification to regulation or variance. Approximately 1,514 square feet of the Huse Street site contains slopes 25 percent or greater; this is a man-made dam for a farm pond. The applicant proposes to disturb 100 percent of that slope. The Old Chapel Hill Road site contains 1,034 square feet of steep slopes. The applicant proposes to disturb 690 square feet (67 percent) of this area.

Staff Comment: Steep slopes regulations are intended to protect water bodies (streams and lakes) and wetlands from the effects of erosion on water quality and water body integrity; protect the plant and animal habitat of steep slopes from the effects of land disturbance; and preserve the natural beauty and economic value of the town’s wooded hillsides.

5) Section 5.6: Landscaping, screening, and buffering: Required buffers. The table below shows how proposed buffers would differ from requirements for this development.

Location	Required	Proposed
South (Old Chapel Hill Road)	Type 'C' 20 ft.	20 ft. width; provide 60% of required plantings
North and East (Pope Road and Old Chapel Hill Road)	Type 'D' 30 ft.	Modified variable width Type 'D' buffer and planting counts as shown on plans

Staff Comment: Buffers are required to separate a proposed development from adjacent major streets and different adjacent land uses or zoning designations to minimize potential nuisances like noise, dust, odor, litter, and glare of lights. Buffers are also intended to reduce the visual impact of unsightly aspects of adjacent development, provide for the separation of spaces, and to establish a sense of privacy.

6) Section 5.9: Parking Design Standards: The Land Use Management Ordinance (LUMO) references dimensions in the Engineering Design Manual for minimum length of parking spaces to be 18.5 ft., and minimum width of drive aisles to be 25 ft. The applicant is requesting a reduction in standards for 18 ft. parking spaces and 24 ft. drive aisles.

Staff Comment: Parking design standards are intended to provide safe movement through lots and parking structures. A reduction in lot dimensions would reduce the amount of impervious space on the site.

Council Findings and Public Purpose: The Council has the ability to modify the regulations according to Section 4.4.5 of the LUMO. Staff believes that the Council could modify the regulations if it makes a finding in this particular case that public purposes are satisfied to an equivalent or greater degree. If the Council chooses to deny a request for modifications to regulations, the developer’s alternative is to revise the proposal to comply with the regulations.

CONSISTENCY WITH THE COMPREHENSIVE PLAN AND OTHER DOCUMENTS

When acting on a Zoning Atlas Amendment, the Town Council must consider whether its action is consistent with Chapel Hill’s comprehensive plan.¹ The comprehensive plan consists of the Chapel Hill 2020 Comprehensive Plan² and several other elements including the Future Land Use Map (FLUM)³, Mobility and Connectivity Plan⁴, Climate Action and Response Plan⁵, 2013 Greenways Master Plan⁶, and 2013 Parks Comprehensive Plan⁷.

As explained below, Town staff find that:

- The Old Chapel Hill Road Site of the proposed development **is consistent** with the Future Land Use Map and other elements of Chapel Hill’s comprehensive plan.
- The Huse Street Site of the proposed development **is not consistent** with the Future Land Use Map but **is consistent** with other elements of Chapel Hill’s comprehensive plan.

	Description of Plan Element	Staff Evaluation
<p>Land Use Category</p>	<p>Future Land Use Map (FLUM):</p> <p>The <u>Old Chapel Hill Road site</u> is in the transitional area of Sub-Area A of the North 15-501 Corridor Focus Area.</p> <p>Primary uses in this sub-area include:</p> <ul style="list-style-type: none"> • multifamily, shops, offices • parks and green/gathering spaces. <p>Secondary uses in this sub-area include:</p> <ul style="list-style-type: none"> • townhouses and residences. <p>The <u>Huse Street site</u> is in an area designated for “Low residential” use. Low residential areas are intended to provide single-family housing, accessory dwelling units, and – where appropriate – attached units such as duplexes, triplexes, and fourplexes. A gross density of 1-4 units/acre is suggested in low residential areas.</p> <p>Chapel Hill 2020:</p>	<p>The <u>Old Chapel Hill Road Site</u> is consistent with the land uses anticipated by the FLUM. The applicant proposes a 4-story multifamily building on the site. Parking will be located primarily to the rear and below the building. The applicant proposes preserving the northern portion of the site and dedicating an easement to allow for construction of a greenway through the site. Although this site does not include any commercial uses, the additional residential density that it brings to the area will help support future current and future commercial activity.</p> <p>The <u>Huse Street Site</u> is not consistent with the land uses anticipated by the FLUM. The applicant proposes a mix of higher density housing types, public spaces, and low-intensity commercial uses</p>

¹ N.C. General Statute §160D-605(a)

² <http://www.townofchapelhill.org/home/showdocument?id=15001>

³ <https://online.flippingbook.com/view/26191/>

⁴ <https://www.townofchapelhill.org/residents/transportation/bicycle-and-pedestrian/chapel-hill-mobility-and-connectivity-plan>

⁵ <https://online.flippingbook.com/view/857144275/>

⁶ http://chapelhill.granicus.com/MetaViewer.php?view_id=7&clip_id=1856&meta_id=81278

⁷ <https://www.townofchapelhill.org/government/departments-services/parks-and-recreation/planning-and-development/comprehensive-parks-plan-adopted-may-29-2013>

	<p>The Old Chapel Hill and Huse Street Sites both fall within "Area 5: North 15-501" as identified by Chapel Hill 2020. Within this area, Chapel Hill 2020 notes that the Town should focus efforts on (1) identifying sections to rezone and (2) providing enhanced multimodal connectivity.</p>	<p>that are not called for in the "Low-residential" designation for this area.</p> <p>The proposed uses for the Huse Street Site would, however, be fully consistent with the character anticipated for Sub-Area A of the North 15-501 Focus Area.</p>
<p>Building Height</p>	<p>The FLUM identifies 4-6 stories as the typical height of new development in Sub-Area A of the North 15-501 Focus Area. Development of up to 4 stories is suggested in the transitional area.</p> <p>The FLUM does not provide height guidance outside of the Focus Areas but notes that infill development in low-residential areas "should continue the existing visual pattern, rhythm, and orientation of the surrounding dwelling units.</p>	<p>On the <u>Old Chapel Hill Road Site</u>, the applicant proposes a 4-story apartment building that is consistent with the FLUM's recommended height for transitional areas.</p> <p>On the <u>Huse Street Site</u>, the applicant proposes a variety of building heights/types ranging from 2-story detached homes to a 7-story apartment and parking structure. Because the site is adjacent to an existing single-family neighborhood, only the proposed 2-story detached homes (and possibly the 3-story townhomes) could be considered as continuing the existing visual pattern, rhythm, and orientation of the surrounding dwelling units. Most of the site is therefore not consistent with the building heights that the FLUM indirectly anticipates in this area.</p>
<p>Mobility And Connectivity</p>	<p>The Mobility and Connectivity Plan calls for:</p> <ul style="list-style-type: none"> • Bus Rapid Transit Service and a multiuse path along 15-501 • Bike lanes along Old Chapel Hill Road and Pope Road • A multi-use path/greenway running east/west through the Old Chapel Hill Road site 	<p>The approximately 422-578 dwelling units the applicant proposes to develop would contribute to density that could support a future BRT service along 15-501.</p> <p>The applicant proposes to dedicate an easement running through the Old Chapel Hill Road Site to allow for construction of a greenway.</p>
<p>Greenway Master Plan</p>	<p>The Greenway Master Plan does not include any new greenways in the vicinity of the proposed development.</p>	<p>N/A</p>

<p>Climate Action and Response</p>	<p>The Climate Action and Response Plan identifies Sustainable Development as a top strategy to reduce our community carbon footprint and build resiliency. The Transportation and Land Use chapter calls for creating walkable, bikeable, transit-served neighborhoods through strategies such as supportive zoning and integrated land use – transportation planning.</p>	<p>The applicant is proposing a well-connected mixed-use development that will include a range of housing types from townhouses to multi-family buildings and a limited amount of neighborhood-scale commercial activity.</p> <p>The development has access to transit and future greenway connections.</p> <p>The applicant proposes electric vehicle charging stations, all-electric building design, landscaping, building materials, and design elements that will reduce the development’s anticipated resource consumption.</p>
<p>Chapel Hill 2020 Goals</p>	<p>Opportunities for this application to support goals of Chapel Hill 2020 include:</p> <ul style="list-style-type: none"> • The applicant proposes to include outdoor public spaces and a limited amount of neighborhood-scale commercial uses that can allow for family-friendly, accessible exterior and interior places. (<i>A Place for Everyone.1</i>) • The applicant proposes to construct approximately 422 to 578 new housing units including detached single-family homes, townhouses with opportunities for ADUs, and apartment buildings. Roughly one-third of the units are anticipated to be for-sale products. A majority of units are expected to be affordable to households earning 80%-100% of AMI. This mix of housing types, prices, and tenure can contribute to a range of housing options for current and future residents. (<i>A Place for Everyone.3</i>) • Proposed small retail and office spaces can provide opportunities for local businesses (<i>Community Prosperity and Engagement.2</i>) • The proposed development could make use of currently underutilized properties and bring a diversity of neighborhood types to the Pope Road/Old Chapel Hill Road area. The development can evolve the character of this part of Chapel Hill by adding density in an area that is primed for new growth. (<i>Good Places, New Spaces.5</i>) • Proposed public green spaces can provide open and accessible common spaces for community gathering and cultural uses. (<i>Good Places, New Spaces.6</i>) • The proposed residential density of the site can strengthen the community, social equity, and economic prosperity by increasing housing options in town. (<i>Good Places, New Spaces.8</i>) 	

REASONABLENESS OF THE ZONING ATLAS AMENDMENT

Reasonableness is determined by comparing the scale of permissible development under the proposed zoning district to the scale permitted under existing zoning, and by considering characteristics of the site and its surroundings. North Carolina General Statute §160D-605 requires the Town Council to consider a statement of reasonableness when reviewing any Zoning Atlas Amendment.

The analysis below considers the applicant's proposed zoning district and overall proposed use program. Specific characteristics of the development proposal, compliance with regulations, and appropriate conditions to address potential impacts of the development are evaluated elsewhere.

Supporting Factors

- The proposed zoning of Residential-6-Conditional Zoning District (R-6-CZD) for the Old Chapel Hill Road Site is appropriate because it allows for a use and development intensity that are consistent with the Future Land Use Map (FLUM).
- The proposed zoning of Mixed-Use Village-Conditional Zoning District (MU-V-CZD) for the Huse Street Site is appropriate as it facilitates a mix of uses – including residential, commercial, and retail uses – in general consistency with the comprehensive plan.
- The rezoning of both sites facilitates the construction of residential units. Based on recent studies, Chapel Hill needs to create more housing units to meet its growing housing demands.
- Provision of affordable housing at both sites aligns with multiple themes of Chapel Hill 2020.
- Zoning conditions are an inherent part of the proposed zoning district for the Huse Street Site (the Mixed-Use Village district is only available as a CZD). Conditions provide an opportunity to limit intensity and to establish standards that address impacts on surrounding properties.

Other Considerations

- **Density:** The proposed change in zoning districts (as modified) would allow up to 25 units/acre on the Old Chapel Hill site and up to 40 units/acre on the Huse Street site. The existing Residential-1 (R-1) zoning district has a density cap of 3 units/acre.
- **Future Land Use Map:** The proposed zoning (MU-V-CZD) and overall proposed use program for the Huse Street site are not consistent with the FLUM's Low-Residential designation for the site. Council may amend the FLUM either as a standalone decision, as addressed in the accompanying memo, or by approving the proposed rezoning.
- **Traffic:** The traffic impacts of the increase in density associated with the proposed rezoning have been assessed based on methodology approved by the Town and appropriate mitigation measures have been included as conditions of the proposed rezoning.
- **Connectivity:** Further analysis and/or zoning conditions may be needed to determine whether adequate pedestrian connectivity, vehicular access, and transit service are in place to support the proposed zoning.
- **Environmental Features:** Existing regulations include measures for protecting features such as steep slopes, stream corridors, and downstream properties. Zoning conditions may be useful for enhanced protection, if warranted.

FINDINGS OF FACT

Staff provides the following evaluation of the application under the three Findings of Fact identified in LUMO Section 4.4. LUMO states that the Zoning Atlas shall not be amended unless at least one of the Findings are made.

FINDING #1: The proposed zoning amendment is necessary to correct a manifest error.	
Arguments	To date, no arguments in support or in opposition have been submitted or identified by staff.
Staff Evaluation	There appears to be no manifest error in the Town's Zoning Atlas.

FINDING #2: The proposed zoning amendment is necessary because of changed or changing conditions in a particular area or in the jurisdiction generally.	
Arguments	<p>Staff notes that more affordable housing and a greater variety of housing types, including townhouses, are significant needs for Chapel Hill. As the broader region continues to grow, Chapel Hill's housing needs continue to grow as well.</p> <p>In addition to this town-wide need for housing, anticipated commercial development near the project site (e.g., the UNC Health Eastowne development) is likely to create additional demand for housing in this particular area of town.</p> <p>To date, no arguments in opposition have been submitted or identified by staff.</p>
Staff Evaluation	The Council could make the finding that the proposed zoning amendment is necessary because of changing conditions in Chapel Hill.

FINDING #3: The proposed zoning amendment is necessary to achieve the purposes of the comprehensive plan.	
Arguments	<p>Staff notes that the Conditional Zoning application could contribute to the purposes of the Comprehensive Plan through the following:</p> <ul style="list-style-type: none"> • Facilitating development that implements the Land Use Category designated on the Future Land Use Map (applicable only to the Old Chapel Hill Road site). • Supporting goals of Chapel Hill 2020 including <i>A Place for Everyone, Community Prosperity and Engagement, Getting Around, Good Places-New Spaces, and Nurturing Our Community.</i> <p>An argument in opposition to the rezoning of the Huse Street Site is that it is inconsistent with the FLUM's land use designation for the area.</p>
Staff Evaluation	The Council could make the finding that the proposed zoning amendment is necessary to achieve the purposes of the Comprehensive Plan.










PROJECT FACT SHEET

Project Details

Chapel Hill Crossing		
Site Description	Old Chapel Hill Road Site	Huse Street Site
Address	5500, 5502, and 5503 Old Chapel Hill Road	99, 101, 103, 106 and 113 Huse Street
Gross Land Area (GLA)	283,779 sq. ft.	426,215 sq. ft.
Durham County Parcel Identifier Numbers	0709-09-73-2515; 0709-09-86-5111; 0709-08-88-9647	0709-18-09-9567; 0709-18-18-1304; 0709-18-06-8944; 0709-18-26-4324; 0709-08-94-8411
Existing Zoning	Residential - 1 (R-1)	Residential - 1 (R-1)
Proposed Zoning	Residential - 6 - Conditional Zoning District (R-6-CZD)	Mixed-Use Village - Conditional Zoning District (MU-V-CZD)

Site Development Standards


	Old Chapel Hill Road Site	Huse Street Site	Status
Reviewed for Conditional Zoning Application			
Land Use Mix (3.6.4)	<i>Not applicable</i>	<i>Required:</i> At least 25 percent non-residential and at least 25 percent residential <i>Proposed:</i> At least 4 percent non-residential	M
Use (Sec. 3.7)	<i>Proposed Use:</i> Multifamily dwelling units, over 7 units	<i>Proposed Use:</i> Multifamily dwelling units; single-family dwelling units; commercial uses	
Density (Sec. 3.8)	<i>Required:</i> 15 Units/Acre <i>Proposed:</i> 25 Units/Acre	<i>Required:</i> 20 Units/Acre <i>Proposed:</i> 40 Units/Acre	M
Floor Area (Sec. 3.8)	<i>Required:</i> 0.303 <i>Proposed:</i> 0.303	<i>Required:</i> 0.50 <i>Proposed:</i> 0.80	M
Dimensional Standards (Sec. 3.8)	<i>Required Street Setback:</i> 20 ft. <i>Setback (primary) height:</i> 39 ft. <i>Proposed:</i> 44 ft. <i>Core (secondary) height:</i> 60 Setbacks and Heights will comply except as noted	<i>Required Street Setback:</i> 0 ft. <i>Setback (primary) height:</i> 44 ft. <i>Proposed:</i> 50 ft. <i>Core (secondary) height:</i> 90 ft. Setbacks and Heights will comply except as noted	M
Steep Slopes Land Disturbance (Sec. 5.3.2)	<i>Maximum Disturbance allowed:</i> 25% of areas with existing 4:1 slopes or greater <i>Proposed:</i> [%]	<i>Maximum Disturbance allowed:</i> 25% of areas with existing 4:1 slopes or greater <i>Proposed:</i> 100%	M

Tree Canopy (Sec. 5.7)	<i>Minimum required:</i> 30% <i>Proposed:</i> Application will comply	<i>Minimum required:</i> 40% <i>Proposed:</i> Application will comply	
Bicycle Improvements (Sec. 5.8)	Applicant proposes multi-use path for bicycle traffic		
Pedestrian Improvements (Sec. 5.8)	Applicant proposes multi-use path and sidewalks for pedestrian traffic throughout project.		
Transit Improvements (Sec. 5.8)	Applicant proposes a payment of \$25,000 to Chapel Hill Transit for improvements		C
Recreation Area (Sec. 5.5)	<i>Minimum required:</i> 0.218 (Ratio of Recreation Space to Gross Land Area) and/or payment-in-lieu <i>Proposed:</i> 100% of required recreation space on-site	<i>Minimum required:</i> 0.218 (Ratio of Recreation Space to Gross Land Area) and/or payment-in-lieu <i>Proposed:</i> 100% of required recreation space on-site	C
Landscape Buffers (Sec. 5.6.2)	South (Project Area) <i>Required:</i> Type C <i>Proposed:</i> up to 10'	South (Residential/R-1): <i>Required:</i> Type B <i>Proposed:</i> Comply with LUMO	M
	North (Residential/R-1): <i>Required:</i> Type B <i>Proposed:</i> Comply with LUMO	North (Project Area): <i>Required:</i> Type C <i>Proposed:</i> Modification to reduce width in select locations	M
	East (Residential/R-1): <i>Required:</i> Type B <i>Proposed:</i> Comply with LUMO	East (Pope Road): <i>Required:</i> Type C <i>Proposed:</i> Modification to reduce width in select locations	M
	West (Residential/R-1): <i>Required:</i> Type B <i>Proposed:</i> Comply with LUMO	West (Residential/R-1): <i>Required:</i> Type B <i>Proposed:</i> Comply with LUMO	
Watershed Protection District (Sec. 3.6.4)	Not applicable	Use stormwater control measures and development shall not exceed 70 percent built-upon area on a project basis	
Resource Conservation District (RCD) Uses (Sec. 3.6.3)	RCD area proposed as open space	Not applicable	
RCD Dimensional Standards (Sec. 3.6.3)	<i>Impervious surfaces proposed:</i> None <i>Land disturbance proposed:</i> None	Not applicable	
Inclusionary Zoning (Sec. 3.10)	<i>Required:</i> Not applicable <i>Proposed:</i> 15% of total rental units affordable for households earning 80 percent Area Median Income (AMI) for a period of 30 years	<i>Required:</i> 15 % of total market rate, for-sale units. <i>Proposed:</i> 15% of total rental units affordable for households earning 80 percent Area Median Income (AMI) for a period of 30 years and no affordable for-sale units	M

To be Reviewed at Final Plans

- **Parking Landscape Standards (Sec. 5.9.6)**
- **Lighting Plan (Sec. 5.11)**
- **Signage (Sec. 5.14)**
- **Schools Adequate Public Facilities (Sec. 5.16)**
- **Stormwater Standards (Sec. 5.4) Meet or exceed LUMO standards**
- **Jordan Riparian Buffer (Sec. 5.18)**
- **Solid Waste & Recycling (Sec. 5.13)**
- **Parking Design and Loading Standards (Sec. 5.9)**
- **Bicycle Parking (Sec. 5.9)**
- **Off-street Vehicular Parking (Sec. 5.9)**
- **Electric Vehicle Parking**
- **Traffic Impact Analysis (Sec. 5.8)**
- **Vehicular Access (Sec. 5.8)**
- **Road Improvements (Sec. 5.8)**
- **Land Disturbance**
- **Impervious Surface Area**
- **Homeowners Association (Sec. 4.6)**
- **Erosion Control (Sec. 5.3.1)**

Project Summary Legend

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