



CONSIDER AN APPLICATION FOR CONDITIONAL ZONING FOR RESIDENCE INN AND SUMMIT PLACE TOWNHOMES LOCATED AT 101-111 ERWIN ROAD (PROJECT #20-082)

SUMMARY REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Colleen Willger, Director
 Judy Johnson, Assistant Director
 Becky McDonnell, Senior Planner

PROPERTY ADDRESS 101-111 Erwin Road	MEETING DATE November 10, 2021	APPLICANT Scott Radway, Radway Design on behalf of Summit Hospitality Group, LLC (SHG, LLC) and Chapel Hill R I, LLC
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TOWN MANAGER RECOMMENDATION

That the Council could consider closing the legislative hearing and receive the Town Manager’s recommendation and consider adopting Resolution A, the Resolution of Consistency and Reasonableness, and Resolution B, revoking the existing Special Use Permit, and enacting Revised Ordinance A, approving the Conditional Zoning application. Please see the attached revisions and technical report describing updates from the applicant.

UPDATES SINCE THE OCTOBER 13, 2021 LEGISLATIVE HEARING

The applicant has revised the application to include a 30 foot construction easement along the length of Dobbins Drive, updated the affordable housing plan to include five two-bedroom units and two three-bedroom units, proposed a swale along the western property line, as well as a buffer management plan.

Several conditions have been added and updated to Revised Ordinance A and can be found in the attached Technical Report.

PROCESS

Conditional Zoning is a legislative process that allows the Council to review the rezoning application for consistency with the Comprehensive Plan.

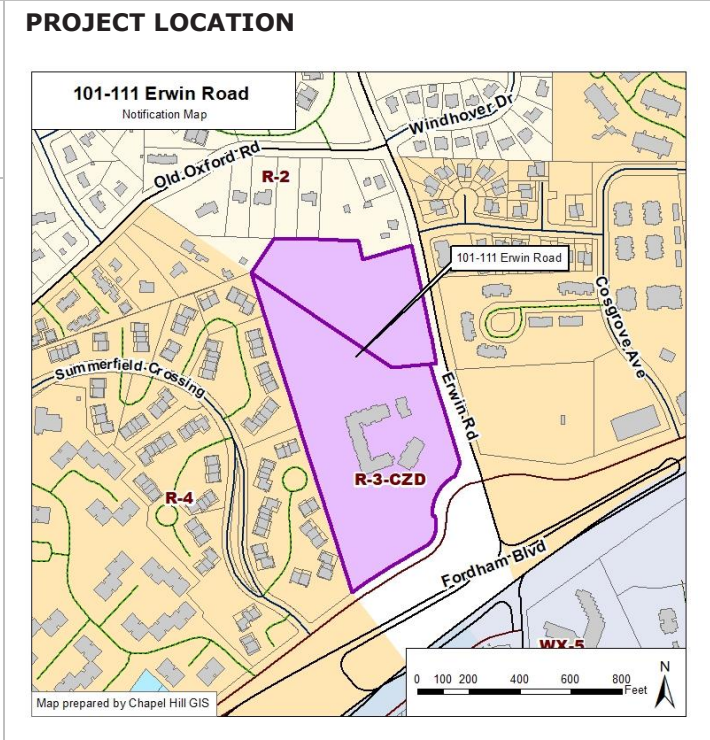
DECISION POINTS

The applicant requests a Modification to Regulations for the following:

- Steep slope disturbance limitations

ZONING

Existing: Residential-2 (R-2) and Residential-3-Conditional Zoning District (R-3-CZD)
Proposed: Mixed Use-Village-Conditional Zoning District (MU-V-CZD)



PROJECT OVERVIEW

The Residence Inn Hotel has a Special Use Permit, approved in 2003. The applicant requests that the Council abandon this SUP and apply a Mixed Use-Village Conditional Zoning District (MU-V-CZD) to the entire site.

The applicant proposes to develop a townhouse neighborhood with 52 dwelling units, including seven affordable units. The applicant also proposes expanding the existing Residence Inn Hotel by adding 54 hotel rooms.

The site currently consists of two parcels totaling 770,566 sq. ft. (17.7 acres). The northern 6.1-acre parcel will accommodate the Summit Place Townhomes and contains an existing farm pond. The southern 11.6-acre parcel contains the existing Residence Inn Hotel with 108 hotel rooms and a two-story office/residential building. The office/residential building will be replaced by a four-story building with the 54 new hotel rooms.

ATTACHMENTS

1. Technical Report and Project Details
2. Draft Staff Presentation
3. Resolution A, Resolution of Consistency and Reasonableness
4. Resolution B (Revoking the Special Use Permit)
5. Revised Ordinance A (Approving the Application)
6. Resolution C (Denying the Application)
7. Memo and Revised Applicant Materials



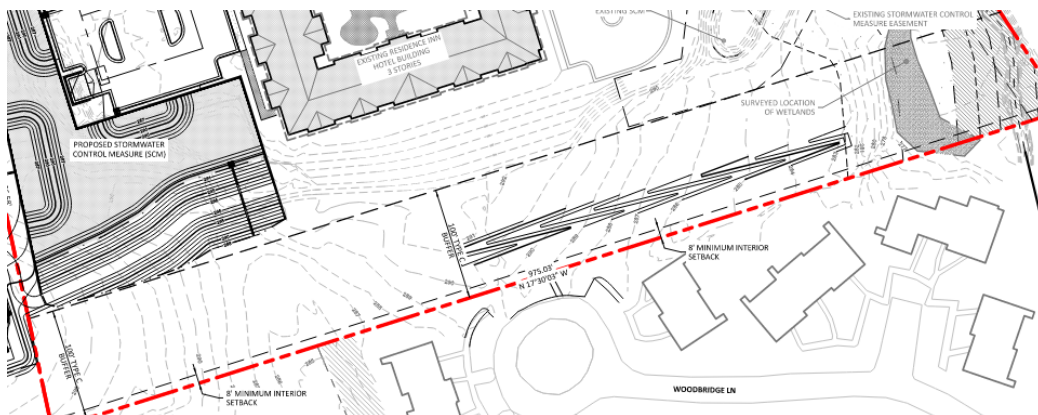
TECHNICAL REPORT

UPDATES SINCE OCTOBER 13 LEGISLATIVE HEARING

Below summarizes discussion at the September 1, 2021 and October 13, 2021 Town Council meetings.

TOPICS

1. **Dobbins Drive Easement** – Based on comments at the October 13 Town Council meeting, the applicant has agreed to staff’s request for a 30 foot wide easement along the length of the Dobbins Drive frontage for future construction of a multiuse path. The easement is a temporary construction easement to facilitate path construction; the multiuse path itself will be located entirely in the Dobbins Drive right-of-way.
2. **Affordable Housing Units** – Based on comments at the October 13 Town Council meeting, the applicant has agreed to the Community Home Trust and staff’s requests for a mix of two- and three-bedroom affordable units, per LUMO 3.10.7(d), and is now proposing five two-bedroom units and two three-bedroom units.
3. **Flood Mitigation Measures** – Based on comments at the October 13 Town Council meeting, the applicant has agreed to construct the swale on along the west property line abutting Summerfield Crossing (see image below). Town Stormwater staff have reviewed the revised swale plans and concur that the swale will have a positive impact in mitigating downstream flooding.



The applicant has also included a memo, attached, with further details on each of these issues.

REVISED OR ADDED CONDITIONS

The following conditions have been revised or added to Revised Ordinance A:

4. Affordable Housing Plan/Performance Agreement: Prior to the issuance of a Zoning Compliance Permit, the developer must submit an Affordable Housing Plan to be incorporated into an Affordable Housing Performance Agreement to be executed by the developer and the Town Manager (or designee). The Affordable Housing Plan will contain the following information:

General information about the nature and scope of the covered development, including:

- a. Four (4) affordable for sale dwelling units for households earning 80 percent of AMI and three (3) affordable for sale dwelling units for households earning 65 percent of AMI.
 - b. The Plan will include information on:
 - i. The total number of market rate units and Affordable Dwelling Units in the development.
 - ii. The Affordable Dwelling Unit mix shall include five two-bedroom units and two three-bedroom units.
 - iii. The approximate square footage of each Affordable Dwelling Unit.
 - iv. Documentation and plans regarding the exterior appearance, materials and finishes of the development for each of the Affordable Dwelling Units.
 - c. Half of the affordable dwelling units shall be completed prior to Zoning Final Inspection of half of the market rate dwelling units. The remaining affordable dwelling units shall be completed prior to Zoning Final Inspection of 90 percent of the market rate dwelling units.
 - d. The affordable dwelling units shall be substantially indistinguishable from the market-rate units on the exterior.
 - e. Any and all other information that the Town Manager may require that is needed to demonstrate compliance with the Council's Affordable Housing Policies.
8. Buffer Adjoining Summerfield Crossing: Prior to the issuance of a Zoning Compliance Permit, the developer shall record a revised permanent deed restricted buffer between the subject property and the Summerfield Crossing neighborhood, such that the buffer shall be 100 feet in width adjacent to the hotel parcel and reduced to 60 feet in width adjacent to the townhome parcel.
9. Summerfield Landscape Buffer Encroachment and Vegetation and Forest Management: No encroachment or land disturbance is permitted within either the proposed 60 foot buffer adjacent to the townhome lot or the existing 100 foot buffer adjacent to the hotel apart from what is approved by this Ordinance and the plans approved on November 10, 2021, without additional approval from the Town Council.

Encroachment approved by this Ordinance includes:

- The construction of a swale within the 100 foot buffer, including access needed to construct this swale provided that associated land disturbance is minimized to the extent possible.
- The placement of new vegetation within the 60 foot buffer to meet Town buffer landscaping requirements.

Vegetation and Forest Management approved by this Ordinance includes:

- Maintenance of these two buffer areas, after approval by the Town Manager of a Buffer Management Plan that uses the applicant's tree survey as the starting point for identifying and maintaining a healthy natural tree stand that includes hardwood and softwood species and allows for selective inclusion of young trees where conditions support new plantings. In addition, the selective removal of fallen trees, limbs, branches are consistent with the maintenance of a natural area that supports plant and animal biodiversity.
- Replacement or supplemental vegetation shall be selected to reflect the microclimate changes that will occur over time by the reduction in stormwater

flow anticipated in the buffer areas.

10. Flood Mitigation Measures: Prior to issuance of a Zoning Compliance Permit, the developer shall submit plans for review and approval by the Town Manager to construct a swale along the west property line abutting the Summerfield Crossing neighborhood. The construction shall be completed no later than the Zoning Final Inspection for the third townhouse or the Zoning Final Inspection for the hotel expansion, whichever occurs first.
11. Impervious Surface Tracking: The final plat shall include a table listing the maximum impervious surface area in square feet for each lot, the common spaces, and the public right-of-way. The plat shall note the approved maximum impervious area and total drainage area that contribute to each Stormwater Facility.
17. Electric Bike Storage: Prior to issuance of a Zoning Compliance Permit, the developer will provide details for secure electric bike storage within the Residence Inn Hotel and for the Summit Place Townhomes, subject to Town Manager approval.

PROJECT OVERVIEW

March 23, 2003	Town Council approved a Special Use Permit for a three-story hotel building containing 108 lodging units, known as the Marriott Residence Inn Hotel.
September 12, 2018	Town Council reviewed a concept plan for 150,000 sq. ft. of floor area for two three-story buildings with 140 dwelling units.
December 29, 2020	Applicant submitted a Conditional Zoning District Permit Application for a hotel addition and development of a 52-unit townhouse neighborhood, along with a request to revoke the 2003 Special Use Permit.
June 23, 2021	Town Council opened the Legislative Hearing for consideration of the Conditional Zoning Application.
September 1, 2021	Town Council continued the Legislative Hearing to receive updates on the proposed project.
October 13, 2021	Town Council continued the Legislative Hearing to receive additional updates on the proposed project.

The application requests a rezoning from Residential-2 (R-2) and Residential-3-Conditional Zoning District (R-3-CZD) to a Mixed Use-Village-Conditional Zoning District (MU-V-CZD) for the site to accommodate a 52-unit townhouse neighborhood development. It also proposes adding 54 hotel rooms to the existing Residence Inn Hotel. The project seeks to develop two (2) contiguous parcels on the west side of Erwin Road, north of Dobbins Drive and Fordham Boulevard. More details about the proposed development can be found in the applicant's narrative and statement of justification.

Information about the site and proposed zoning districts can be found below, as well as a list of proposed Modifications to Regulations, other important considerations that staff have

identified, and an analysis of the project's consistency with the Comprehensive Plan and relevant Findings of Fact.

SITE CONTEXT

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

- The site is adjacent to the following uses and zoning districts
 - The Residential-2 (R-2) zoning district to the north contains single-family homes.
 - The Residential-4 (R-4) zoning district to the east and west, including across Erwin Road, contains multifamily developments.
 - Dobbins Drive and Fordham Boulevard are located to the south, with Walkable Mixed-Use-5 (WX-5) and Walkable Mixed-Use-7 (WX-7) zoning districts, part of the Blue Hill Form District, located to the south of Fordham Boulevard, containing various commercial uses.
- The southern parcel is zoned Residential-3-Conditional Zoning District (R-3-CZD) and contains the existing Residence Inn Hotel.
- The northern parcel is zoned Residential-2 (R-2) and contains a farm pond that the applicant proposes to drain and remove. A new stormwater basin will be constructed to serve both the hotel and the townhome development, as well as stormwater from the Christ Community Church site to the north.
- Areas of manmade steep slopes have been identified around the pond. The applicant describes the site as "sloped away from Erwin Road in a fairly uniform 8-10 percent slope from the northeast corner to the southwest corner".
- The site fronts on Erwin Road, north of its intersection with Dobbins Drive and Fordham Boulevard, and various improvements are proposed in accordance with the Traffic Impact Assessment.

PROPOSED ZONING

The applicant submitted a Conditional Zoning application, which allows review of the development proposal in conjunction with the rezoning. It also allows site-specific standards to be negotiated and applied as conditions through a legislative process. The Conditional Zoning application is an opportunity to establish conditions that modify use, intensity, and development standards to address impacts reasonably expected to be generated by development. Conditions can also address conformance of the development with town regulations and adopted plans. A -CZD suffix would be added to the zoning district designation to incorporate the approved conditions. The applicant has proposed a Conditional Zoning district for the site, as shown on the site plan: Mixed-Use Village-Conditional Zoning District (MU-V-CZD).

The intent of the Mixed-Use Village – Conditional Zoning District (MU-V-CZD) is "to provide for the coordinated development of office, commercial, and residential uses and their necessary support functions in the vicinity of key highway intersections and transit corridors in Chapel Hill. The district is designed to facilitate stated public policies to encourage design which emphasizes lively,

people-oriented environments and compatible, visually interesting development. This district provides areas where moderate scale mixed use centers can locate with an emphasis on development of a balance of residential, office and commercial uses.

It is further intended that the mixed-use districts shall 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. Mixed-use districts are intended to encourage development that allows multiple destinations to be achieved with a single trip. These standards encourage a design such that uses within a mixed-use district are arranged in a manner that encourages internal vehicular trip capture and the development patterns that encourage walking, transit and bicycling as alternatives to automotive travel.

When such districts adjoin residential development or residential zoning districts, it is intended that arrangement of buildings, uses, open space, and vehicular or pedestrian and bicycle access shall be such as to provide appropriate transition and reduce potentially adverse effects.”¹

PROPOSED MODIFICATIONS TO REGULATIONS

- 1) Section 5.3.2(f) – Steep Slopes – Disturbance limitations:** The applicant proposes modifying the maximum disturbance area of steep slopes from 25 percent to 89 percent. The site contains 11,366 square feet of steep slopes that are subject to a disturbance limitation of 25 percent. The maximum disturbance allowed is 2,841 square feet. The applicant proposes to disturb 10,133 square feet, which is approximately 89 percent of this area, and exceeds the limit by 7,291 square feet.

Staff Comment: Staff believes the Council could find a public purpose for the increased disturbance of steep slopes, as some of the existing steep slopes are due to an existing stormwater control facility and a farm pond. The intent is to provide additional residential dwelling units, including affordable dwelling units.

Council Findings and Public Purpose: The Council may modify the regulations according to Section 4.4.5 of the Land Use Management Ordinance. 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.

For additional information on the proposed modifications, please refer to the applicant’s attached materials.







¹ [LUMO 3.4.6](#)

(https://library.municode.com/nc/chapel_hill/codes/code_of_ordinances?nodeId=CO_APXALOUSMA_ART3ZODIU_SDIST_3.4CODI)

CONSISTENCY WITH THE COMPREHENSIVE PLAN AND OTHER DOCUMENTS

Town staff has reviewed this application for compliance with the themes from the [2020 Comprehensive Plan](#)², the standards of the [Land Use Management Ordinance](#)³, and the [Town of Chapel Hill, NC : Design Manual and Standard Details](#)⁴ and believes the proposal complies with several themes of the 2020 Comprehensive Plan:

Comprehensive Plan Themes: The applicant has indicated that this project meets the following themes from the 2020 Comprehensive Plan, adopted June 25, 2012:

<input checked="" type="checkbox"/>		Create a Place for Everyone	<input checked="" type="checkbox"/>		Develop Good Places, New Spaces
<input checked="" type="checkbox"/>		Support Community Prosperity	<input checked="" type="checkbox"/>		Nurture Our Community
<input checked="" type="checkbox"/>		Facilitate Getting Around	<input type="checkbox"/>		Grow Town and Gown Collaboration

Future Land Use Map: The Future Land Use Map (FLUM) envisions the 15-501 North Focus Area as a dynamic mix of higher-intensity uses, including places to shop and reside. The FLUM indicates a range of appropriate Primary and Secondary uses for the Sub-Area C where this site is located. Townhouses and Residences is considered a Primary Use, with Commercial/Office being a Secondary Use. The proposed townhouse community falls within the Townhouse and Residences category, and the existing hotel and proposed expansion falls within the Commercial/Office category, and the proposed rezoning aligns with the character envisioned by the FLUM. The FLUM also calls for:

- **ACTIVATED STREET FRONTAGES.** Activated street frontages are encouraged to create vibrancy and ensure pedestrian activity over time. The 15-501 North Focus Area calls for activated street frontages along 15-501. While the site does not front 15-501, the applicant proposes locating the townhouses close to Erwin Road with no off-street parking in between the street frontage and the townhouses.
- **TRANSITIONAL AREA.** Along the northern site boundary, the 15-501 North Focus Area strives for harmonious transitions to adjacent neighborhoods. Transitions can include less-intense uses, reduced height, landscape buffers, and other measures.

Staff Evaluation: North Carolina General Statute Section 160D-605 requires the Council to approve a statement describing whether its action is consistent with an adopted comprehensive plan and any other applicable officially adopted plan when adopting or rejecting any zoning amendment.

Staff provides the following evaluation of this application's consistency with the 2020 Comprehensive Plan and other adopted plans:

- The proposed rezoning aligns with the land use character envisioned by the FLUM. The MU-V-CZD district would allow all of the uses that the FLUM indicates are appropriate. The Conditional Zoning application proposes townhouses and a hotel expansion that would fall within the 'Townhouse and Residences' and 'Commercial/'

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

³ https://www.municode.com/library/#!/nc/chapel_hill/codes/code_of_ordinances?nodeId=CO_APXALAUSMA

⁴ <http://www.townofchapelhill.org/town-hall/departments-services/public-works/engineering/design-manual-and-standard-details>

- Office' categories.
- Zoning conditions would be useful to ensure that development follows FLUM guidance for the Transitional Area. Current proposal indicates two-story townhouses in the Transitional Area.

FINDINGS OF FACT

In order to establish and maintain sound, stable, and desirable development within the planning jurisdiction of the Town, it is intended that the Land Use Management Ordinance (as stated in Section 4.4) shall not be amended except:

- 1) To correct a manifest error in the chapter; or
- 2) Because of changed or changing conditions in a particular area or in the jurisdiction generally; or
- 3) To achieve the purposes of the Comprehensive Plan.

All information submitted at the hearing will be included in the record of the hearing.

- 1) Finding #1:** The proposed zoning amendment is necessary to correct a manifest error.

Arguments in Support: To date, no arguments in support have been submitted or identified by staff.

Arguments in Opposition: To date, no arguments in opposition have been submitted or identified by staff.

Staff Response: We believe, based on the information entered into the record to date, that there is no manifest error in the Town's Zoning Atlas Amendment related to the project site.

- 2) Finding #2:** The proposed zoning amendment is necessary because of changed or changing conditions in a particular area or in the jurisdiction generally.

Arguments in Support: The applicant states that the proposed townhouse and hotel expansion "and their relationship to the surrounding existing townhome development match precisely the adopted FLUM."

Arguments in Opposition: To date, no arguments in opposition have been submitted or identified by staff.

Staff Response: We believe, based on the information entered into the record to date, that the Council could make the finding that the proposed zoning amendment is necessary because of changing conditions in the 15-501 North Focus Area.

- 3) Finding #3:** The proposed zoning amendment is necessary to achieve the purposes of the comprehensive plan.

Arguments in Support: The applicant's Statement of Consistency states that the application is in accordance with the following elements of the 2020 Comprehensive Plan:

- A range of housing options for current and future residents (A Place for Everyone.3)
- Promote a safe, vibrant, and connected (physical and in-person) community (Community Prosperity and Engagement.3)
- A connected community that links neighborhoods, businesses, and schools through

the provision of greenways, sidewalks, bike facilities, and public transportation (Getting Around.2)

- Connect to a comprehensive regional transportation system (Getting Around.3)
- A transportation system that accommodates transportation needs and demands while mitigating congestion and promoting air quality, sustainability, and energy conservation (Getting Around.6)
- Low density, green Rural Buffers that exclude urban development and minimize sprawl (Good Places New Spaces.1)
- 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 (Good Places New Spaces.5)
- 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 (Nurturing Our Community.2)
- Support the Parks and Recreation Master Plan and the Greenways Master Plan to provide recreation opportunities and ensure safe pedestrian and bicycle connections (Nurturing Our Community.4)
- Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic (Nurturing Our Community.8)

Arguments in Opposition: Nearby property owners have raised concerns regarding existing flooding and potential future stormwater runoff issues.

Staff Response: We believe, based on the information entered into the record to date, that the Council could make the finding that the proposed zoning amendment is necessary to achieve the purposes of the Comprehensive Plan.




















PROJECT FACT SHEET



Overview

Site Description	
Project Name	Residence Inn – Summit Place Townhomes
Address	101-111 Erwin Road
Property Size (GLA)	770,566 sq. ft. (17.69 acres)
Existing	Existing Residence Inn hotel on southern parcel, existing farm pond on northern parcel
Orange County Parcel Identifier Numbers	9799-48-1814 and 9799-48-0252
Existing Zoning	Residential-3-Conditional Zoning District (R-3-CZD) and Residential-2 (R-2)
Proposed Zoning	Mixed-Use Village-Conditional Zoning District (MU-V-CZD)


Site Design

Topic	Comment	Status
Use/Density (Sec 3.7)	52 townhouse units and 54 hotel rooms	
Dimensional Standards (Sec. 3.8)	Comply with LUMO Section 3.8	
Floor area (Sec. 3.8)	<i>Maximum:</i> 855,187 sq. ft. <i>Proposed:</i> 211,913 sq. ft.	
Inclusionary Zoning (Sec. 3.10)	7 affordable dwelling units proposed (13 percent of total units)	
Landscape		
Buffer – North (Sec. 5.6.2)	<i>Required:</i> 20' Type "C" and 10' Type "B" <i>Proposed:</i> 35' Type "C" and shared 10' Type "C"	
Buffer – East (Sec. 5.6.2)	<i>Required:</i> 30' Type "D" <i>Proposed:</i> 20' Type "C" (reduced intensity along street frontage) and 50' Type "D"	
Buffer – South (Sec. 5.6.2)	<i>Required:</i> 30' Type "D" <i>Proposed:</i> 30' Type "D"	
Buffer - West (Sec. 5.6.2)	<i>Required:</i> 20' Type "C" <i>Proposed:</i> 60' Type "B"	
Tree Canopy (Sec. 5.7)	<i>Required:</i> 30% <i>Proposed:</i> 30%	
Landscape Standards (Sec. 5.9.6)	Application must comply	

Environment		
Resource Conservation District (Sec. 3.6)	Perennial stream located on southern portion of site; no disturbance proposed	
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> 26.7% (7,271 sq. ft. total)	M
Stormwater Management (Sec. 5.4)	1 acre stormwater management facility to treat both parcels, as well as runoff from Christ Community Church site to the north	
Land Disturbance	379,500 sq. ft. (8.71 acres)	
Impervious Surface (Sec. 3.8)	252,100 sq. ft. (32.7% of gross land area)	
Solid Waste & Recycling	Applicant requests curbside solid waste collection	
Jordan Riparian Buffer (Sec. 5.18)	No disturbance proposed	
Access and Circulation		
Road Improvements (Sec. 5.8)	Improvements in accordance with TIA findings including: <ul style="list-style-type: none"> • New primary entrance between existing hotel entrance and McGregor Drive • Existing hotel entrance to become right-in/right-out • Internal vehicular and pedestrian connections 	
Vehicular Access (Sec. 5.8)	Primary access will be a new entrance on Erwin Road between the existing hotel entrance and McGregor Drive	
Bicycle Improvements (Sec. 5.8)	Bicycle lanes proposed along Erwin Road frontage; Multi-use easement along Dobbins Drive	
Pedestrian Improvements (Sec. 5.8)	Internal sidewalk connections throughout the site, as well as along connection to Christ Community Church site to the north	
Traffic Impact Analysis (Sec. 5.9)	TIA Executive Summary attached	
Transit (Sec. 5.8)	Bus shelter pad to be installed for future bus shelter construction	
Bicycle Parking (Sec. 5.9)	<i>Required:</i> 26 spaces <i>Proposed:</i> 71 spaces	
Parking Lot Standards (Sec. 5.9)	97 parking spaces for Summit Place Townhomes and 139 parking spaces for Residence Inn Hotel	
Technical		
Fire	Meet Town Standards	
Site Improvements	54 hotel rooms and 52 townhomes with associated parking	

Recreation Area (Sec. 5.5)	<i>Required:</i> 12,224 sq. ft. <i>Proposed:</i> 13,089 sq. ft. (comprised of a payment-in-lieu, sports courts, and sports support area)	
Lighting Plan (Sec. 5.11)	Maximum of 0.3 foot-candles at property line	
Homeowners Association (Sec. 4.6)	Required at Final Plans	FP
Adequate Public Schools (Sec. 5.16)	Certificate of Adequacy of Public Schools (CAPS) required at Final Plans	FP

Project Summary Legend

Symbol	Meaning
	Meets Requirements
M	Seeking Modification
C	Requires Council Endorsement
FP	Required at Final Plan
NA	NA