



**CONSIDER AN APPLICATION FOR CONDITIONAL ZONING FOR GIMGHOUL CASTLE
LOCATED AT 742 GIMGHOUL ROAD (PROJECT #21-044)**

SUMMARY REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT

Colleen Willger, Director
 Judy Johnson, Assistant Director
 Anya Grahn, Principal Planner
 Charnika Harrell, Planner I

PROPERTY ADDRESS 742 Gimghoul Road	MEETING DATE April 26, 2022	Transportation & Connectivity Advisory Board	APPLICANT John Bratton on behalf of Gimghoul Corporation
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STAFF RECOMMENDATION

That the Historic District Commission, Environmental Stewardship Advisory Board, Transportation and Connectivity Advisory Board, and Planning Commission review and make a recommendation on the application to the Town Council.

STAFF ANALYSIS

The applicant is asking for modifications to regulations. See attached technical report for additional information.

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.

DECISION POINTS

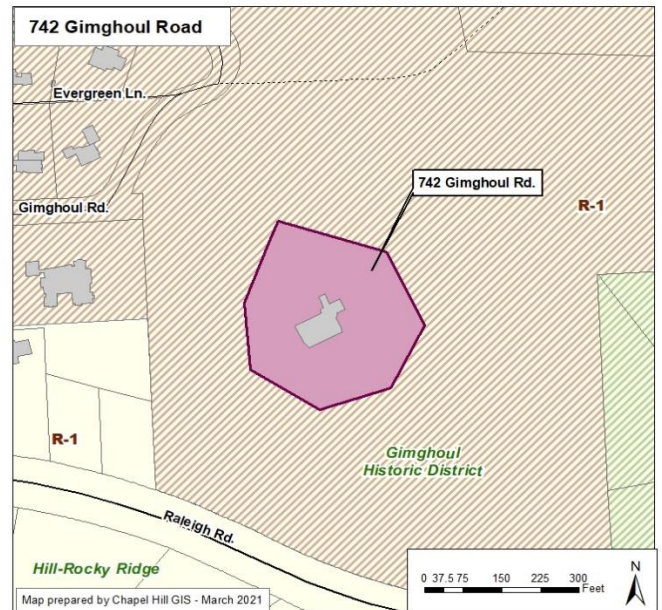
The proposed development requests a Modification to Regulations for the following:

- Landscape buffers
- Off-street parking
- Designated parking for motorcycles, mopeds, and bicycles

ZONING

Existing: Residential-1 (R-1) and Gimghoul Historic District
Proposed: Office/Institutional-1-Conditional Zoning District (OI-1-CZD) and Gimghoul Historic District

PROJECT LOCATION



PROJECT OVERVIEW

The applicant proposes rezoning the property to allow for the expansion of the existing use. Gimghoul Castle has been used by the Order of Gimghoul, a collegiate society founded in 1889, since it was built in 1926. The castle is considered a club use, as defined by the Land Use Management Ordinance (LUMO).¹ The castle is also considered a legal nonconforming use as a club is not permitted in the Residential-1 (R-1) zoning district.

The site includes the existing stone castle, a caretaker’s apartment within the castle, and gravel drives for off-street parking. The project consists of an addition on the rear of the castle for ADA compliant restroom facilities, the expansion of accessible terraces, and other site improvements like accessible ramps and sidewalks.

ATTACHMENTS

1. Technical Report and Project Details
2. Resolution A, Resolution of Consistency
3. Ordinance A (Approving the Application)
4. Resolution B (Denying the Application)
5. Applicant Materials
6. Submitted Plans

¹ https://library.municode.com/nc/chapel_hill/codes/code_of_ordinances?nodeId=CO_APXALAU5MA_APXADE



TECHNICAL REPORT

PROJECT OVERVIEW

April 13, 2021	Historic District Commission reviewed and approved the Certificate of Appropriateness for the addition of ADA compliant restroom facilities and site improvements like ADA ramps, sidewalks, and expansion of terraces.
August 13, 2021	Applicant submitted a Conditional Zoning District Permit application for the ADA compliant restroom facilities and site improvements.
October 12, 2021	Historic District Commission reviewed the Concept Plan as part of the Conditional Zoning District Permit application process.

The site is currently zoned Residential-1 (R-1), which does not permit a club use. The Order of the Gimghoul, a collegiate society founded in 1889, constructed the castle in 1926 prior to the Town's zoning districts, and the club use is non-conforming. The site consists of a stone castle that includes an accessory caretaker apartment as well as off-street parking. The applicant proposes to rezone the property to Office/Institutional-1-Conditional Zoning District (OI-1-CZD) to construct an addition on the rear of the castle for ADA compliant restroom facilities, the expansion of accessible terraces, and other site improvements including accessible ramps and sidewalks. No building structure devoted to a nonconforming use shall be enlarged, extended, or moved unless such building or structure is thereafter devoted to a conforming use. 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 has 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 within Battle Park that abuts single-family residential uses all within the Residential-1 (R-1) zoning district.
- The site does not appear to have any hydrological features.
- The site is comprised of mostly wooded areas, and the proposed development would have minimal or no loss of tree canopy.

- The site has no street frontage and is accessed by a gravel drive off Gimghoul Rd. The drive is located in a private easement and passes through Battle Park.
- The castle has been continuously used by the Order of the Gimghoul since its construction in 1926. The castle includes an accessory apartment for a caretaker. The site is listed on the National Register of Historic Places and is located within the Town’s Gimghoul Local Historic District.

PROPOSED ZONING

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. The Conditional Zoning application provides 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: Office/Institutional-1 (OI-1-CZD).

- The intent of the Office/Institutional-1 (OI-1) zoning district is “to provide for low-intensity office and institutional development and, where appropriate, to serve as a transition between residential zoning districts and high-intensity nonresidential zoning districts”.²

PROPOSED MODIFICATIONS TO REGULATIONS

- 1) Section 5.6 Landscaping, screening, and buffering:** The applicant proposes to maintain the existing buffer provided by the wooded areas on site that extend into Battle Park. The applicant does not propose to add new shrubs and trees to their existing buffers.

Buffer	Required	Proposed
Northern Buffer	Type B 10 ft. buffer	Maintain existing forested areas
Eastern Buffer	Type B 10 ft. buffer	Maintain existing forested areas
Wester Buffer	Type B 10 ft. buffer	Maintain existing forested areas
Southern Buffer	Type B 10 ft. buffer	Maintain existing forested areas

Staff Comment: Landscape buffers are intended to separate proposed development from different adjacent land uses or zoning designations to minimize potential nuisances, reduce the visual impact of unsightly aspects of adjacent development, provide separation of spaces, and establish a sense of privacy. Existing vegetation can be used to satisfy some or all of the required buffer plantings. Where existing vegetation is retained, the Engineering Design Manual requires that supplemental plantings of evergreen shrubs along buffer edges be planted in order to meet the planting requirements for shrubs.

Staff finds that the existing buffers could be maintained as existing. Staff has incorporated the following stipulation of approval to address this:

²https://library.municode.com/nc/chapel_hill/codes/code_of_ordinances?nodeId=CO_APXALOUSMA_ART3ZODIU_SDIST_3.3CODI

#4. Landscape Buffers: The existing vegetation within the Type B 10-foot buffers shall remain undisturbed or the applicant shall provide a landscape buffer that complies with the Engineering Design Standards. Only the clearing of the invasive species within the buffers is permitted.

Staff believes the Council could find a public purpose for maintaining the existing vegetated areas as the proposed buffers to meet the intent of reducing the visual impact of unsightly aspects of adjacent development, providing separation of spaces, and establishing a sense of privacy.

- 2) Section 5.9.5 Parking Design Standards:** Parking facilities designed to accommodate 5 or more vehicles require designated parking for motorcycles, mopeds, and bicycles. The applicant does not propose any designated parking spaces for these uses as they can share the existing on-site vehicular spaces.

Staff Comment: Staff believes the Council could find a public purpose for eliminating the need for designated motorcycle, moped, or bicycle parking as these types of vehicles can share the already limited number of parking spaces provided on-site. Requiring additional parking spaces to accommodate these types of vehicles would increase impervious surface and cause further disturbance to sensitive areas, such as the steep slopes, or wooded areas.

- 3) Section 5.9.7 Minimum and Maximum Off-Street Parking Space Requirements:** The Land Use Management Ordinance does not specify vehicular parking standards for the club use. In such cases, the number of parking spaces is to be determined during review of the application. The applicant proposes to maintain the existing parking area containing 20 regular parking spaces and one handicapped parking space. Events held on-site include transportation options, and the applicant also proposes to install a 4-bicycle rack on the site. The applicant finds the existing parking sufficiently meets the needs of active members when they meet.

Staff Comment: Minimum and maximum off-street vehicular and bicycle parking space requirements are not explicitly defined for club or accessory uses. Staff finds that the parking count provided is reasonable and have included a stipulation to this effect in Resolution A.

Staff believes the Council could find a public purpose for maintaining the existing parking area as it provides safe, convenient ingress and egress for vehicular traffic and currently meets the needs of the Order of Gimghoul while preserving the character of the historic site.

Council Findings and Public Purpose: The Council has the ability to modify the regulations according to Section 4.5.6 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 and other considerations on timing and flexibility, please refer to the applicant's attached materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN AND OTHER DOCUMENTS

Town staff has reviewed this application for compliance with the themes from the [2020 Comprehensive Plan](#)³, the standards of the [Land Use Management Ordinance](#)⁴, and the [Town of Chapel Hill, NC : Design Manual and Standard Details](#)⁵ and believes the Gimghoul Castle proposal complies with several themes of the 2020 Comprehensive Plan:

2050 FUTURE LAND USE MAP (FLUM) ELEMENTS		
FOCUS AREA & SUB-AREA None – outside Focus Areas	APPROPRIATE USES Small-scale commercial/office	OTHER None
OTHER APPLICABLE ADOPTED SMALL AREA PLANS None		

North Carolina General Statute 160D-605 requires the Town Council to consider a statement of Plan consistency when reviewing any Zoning Atlas Amendment. Staff provides the following evaluation of this application’s consistency with the 2050 Future Land Use Map and other adopted components of the Chapel Hill 2020 Comprehensive Plan:

	Description of Plan Element	Staff Evaluation
Future Land Use Category	<p>The Future Land Use Map (FLUM) designates this site for Commercial Office. This category encompasses a wide range of businesses, including retail/restaurant establishments, institutions, services, medical/health services, auxiliary hospitals, and office. Development patterns are intended to support existing or planned residential uses with access to major transportation/multi-modal corridors and activated pedestrian-friendly gathering spaces are preferred, such as sidewalk cafes and plazas. Off-street parking behind buildings further supports pedestrian activity.</p> <p>The site is outside of the Focus Areas. The land use guidance provided has been carried forward from the 2020 Land Use Plan.</p>	<p>The proposed rezoning is consistent with the character envisioned by the FLUM because the proposed zoning district allows business offices, clubs, and institutional uses.</p> <p>The applicant has proposed zoning conditions that further limit the scale of the development such that the Commercial Office area will only be used for the club use to minimize impacts to surrounding residential neighborhoods.</p>
Building Height	The FLUM does not provide height guidance outside of the Focus Areas.	
Mobility And Connectivity	<p>The Mobility and Connectivity Plan does not propose any bicycle or pedestrian facilities that would impact this site.</p> <p>The Castle’s gravel driveway connects to Gimghoul Road, which has sidewalk on both sides. Mulch pathways also connect the site to Greenwood Road to the east.</p>	The surrounding area has some elements of a multimodal network. The proposed zoning change will not increase traffic to the site.

³ <http://www.townofchapelhill.org/home/showdocument?id=15001>

⁴ https://www.municode.com/library/#!/nc/chapel_hill/codes/code_of_ordinances?nodeId=CO_APXALAUSMA

⁵ <http://www.townofchapelhill.org/town-hall/departments-services/public-works/engineering/design-manual-and-standard-details>

<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"> • Providing 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. The Order of the Gimghoul have maintained the castle as the headquarters of their club since 1926, growing up alongside the residential Gimghoul and Greenwood neighborhoods. These uses have coexisted for nearly a century and the construction of an addition to the castle supports the preservation of the structure and its continued use by the Order. This aligns with the theme of <i>Good Places, New Spaces</i>. • Maintain natural open spaces in order to protect wildlife corridors, provide recreation, and promote stewardship of the community’s past. The Gimghoul castle is setback at least 80 ft. from its property lines and the site is wooded, protecting the adjacent Gimghoul and Greenwood neighborhoods from any light and noise pollution or traffic generated by this site. This aligns with the theme of <i>Nurturing our Community</i>.
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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.

SUMMARY OF ANALYSIS FOR REASONABLENESS

Supporting Factors

- The Gimghoul Castle remains largely unchanged, both in use and form, since its construction in 1926. The site includes a gravel parking area, caretaker’s apartment, and the castle. The club use is an existing non-conforming use, and the rezoning is necessary to allow the Order of the Gimghoul to modernize the historic castle with a new addition.
- The current zoning allows only residential uses, which does not permit the use of a club.
- Rezoning to accommodate the use of a club may be considered reasonable as no change of use is proposed.
- Permitting the continued use of a club in this location aligns with multiple themes of Chapel Hill 2020.
- Some available transit service and pedestrian facilities nearby suggests that continuation of the existing club use, with a small expansion, is reasonable.
- Zoning conditions are an inherent part of the proposed zoning district. Conditions provide an opportunity to limit intensity and to establish standards that address any impacts on surrounding properties.

APPLICANT PROPOSAL

Project Description	The applicant proposes to construct an addition to the historic Gimghoul Castle, thus expanding the square footage of the club use.	
Proposed Zoning Atlas Amendment (ZAA)	From Residential-1 (R-1) to Office/Institutional-1-Conditional Zoning District (OI-1-CZD)	Notes: The submittal of a Conditional Zoning application allows review of the development proposal in conjunction with the rezoning and allows site-specific standards to be formulated and applied as conditions through a legislative process.
Applicant Reasoning for ZAA	To eliminate the non-conformity of the existing use under the site's zoning.	

Comparing Proposed Permissible Development to Existing

The application to rezone the property from Residential-1 (R-1) to Office/Institutional-1-Conditional Zoning District (OI-1-CZD) is sought to permit the expansion of the existing nonconforming club use. The Order of the Gimghoul constructed the historic castle in 1926, prior to the Town's adoption of zoning districts. The Order has continuously used this site for their club uses since that time, and the construction of an addition enables the continued use of a historic building. Apart from the new addition, the Order proposes minimal changes to the site in order to conserve the existing vegetation and maintain the rural, forested appearance of a castle in the woods. The addition is intended to make the Castle more useable to its members, not to increase the membership and intensity of use at the site.

The OI-1-CZD zoning district allows for uses such as low-intensity office, institutional uses, as well as residential development that serve as a transition between residential zoning districts and high-intensity nonresidential zoning districts. This site is surrounded by UNC-maintained forested land located between the historic Gimghoul neighborhood to the west and the Greenwood neighborhood to the east. The Gimghoul Historic District is zoned Residential-1 (R-1) and Greenwood Residential-Low Density 1 (R-LD1); both neighborhoods encourage low-density single-family developments. Further, the local Gimghoul Historic District designation ensures that changes within this neighborhood preserve its special character, including the mass and scale of its development. The proposed rezoning memorializes the use of the site for a club and the expansion does not intend to generate additional impacts to neighboring residents.

	LUMO Standard for R-SS-CZD	Staff Evaluation
District Intent	<u>Section 3.4.5:</u> The Office/Institutional-1-Conditional Zoning District (OI-1-CZD) is available only through a conditional zoning application and creates a parallel conditional zoning district that largely reflects the intent of the OI-1 zoning with some modifications. The intent of	The proposed rezoning is consistent with the character envisioned by the FLUM because the proposed zoning district allows residential uses.

	<p>this zone is to allow low-intensity office and institutional development.</p>	
Permitted Uses	<p><u>Table 3.7-1</u>: Permitted uses in OI-1-CZD include office-type businesses, clubs, university uses, single and multifamily residential, essential services, institutional uses, nonprofit recreation facilities, research activities, and tourist homes.</p>	<p>The associated Conditional Zoning application proposes a club use, which is a permitted use in the OI-1 zoning district.</p> <p>Through the Conditional Zoning District application, the applicant plans to memorialize and limit the use of this property to the club use, with an accessory use of the caretakers' apartment.</p>
Dimensional Standards	<p><u>Table 3.8-1</u>: Standards for OI-1 district include:</p> <ul style="list-style-type: none"> • Maximum Residential Density of 10 units per acre • Maximum Building Height of 29 ft at the setback line and 60 ft at the site core • Minimum Street Setback of 24 ft. • Minimum Interior Setback of 8 ft. and Solar Setback of 11 ft. <p>Maximum Floor Area Ratio of 0.264.</p>	<p>The associated Conditional Zoning application proposes:</p> <ul style="list-style-type: none"> • 1 accessory dwelling units, resulting in a Residential Density of .46 units/acre • Maximum Building Height of 34 ft at the setback line and 60 ft at the site core (The majority of the castle is less than 34 ft. tall with the historic castle tower reaching about 55 ft. in height.) • No Street Frontage. Access is from a private drive. • 97 ft. Interior Setback; 108 ft. Solar Setback • 6,255 sq ft, resulting in a Floor Area Ratio of 0.061 <p>The existing R-1 zoning has the following standards:</p> <ul style="list-style-type: none"> • Maximum Residential Density Of 3.0 units/acre • Maximum Building Height of 28 ft at the setback line and 40 ft at the site core • Minimum Street Setback of 28 ft • Maximum Floor Area Ratio of 0.076
Dimensional Standards (cont'd)		<p>Based on the comparison of the existing R-1 zoning to the proposed OI-1-CZD, only the height of the historic castle tower exceeds what is permitted in adjacent residential zoning districts.</p>

Design and Development Standards

Other standards (including landscape buffers, parking spaces, stormwater treatment, etc.) are established in LUMO Article 5 and are applicable to both the OI-1-CZD and R-4 districts. A change in zoning district would not change how Article 5 standards apply.

The Conditional Zoning application provides an opportunity to establish conditions that modify development standards in order to address impacts reasonably expected to be generated by development.

Consideration of the Site and its Surroundings

	Description	Staff Evaluation
Existing Use and Surroundings	<p>Historic 1926 castle that includes a caretaker’s apartment and on-site parking.</p> <p>Located between the Gimghoul Historic District and Greenwood neighborhood and surrounded open space owned by the University</p>	<p>Rezoning a developed site to support and accommodate redevelopment and establish conformity of the existing use may be considered reasonable.</p>
Adjacent Zoning Districts and Land Uses	<p>Surrounding the property: R-1, University-owned open space</p> <p><u>Adjacent and to the West:</u> R-1, single family homes within the Gimghoul Historic District</p> <p><u>Adjacent to the East:</u> R-LD1, single family homes in the Greenwood neighborhood</p>	<p>OI-1-CZD is intended to serve as a transition between residential zoning districts and high-intensity nonresidential zoning districts. In this case, it is sought to memorialize the site’s use as a club, as it has been used by the Order of the Gimghoul since 1926.</p> <p>The surrounding area has been developed with various low density residential uses. Zoning conditions would be useful to ensure limited changes to the existing site.</p>
Transit Service	<p>The site is within 0.5 miles of a bus stop on South Road, adjacent to the School of Government. This bus stop is served by the FCZ, B, CCx, 800, and 805 bus lines.</p> <p>The site is also within 0.4 miles of the Raleigh Road at Greenwood Road bus stop. This bus stop is served by the A, N, S, and Safe Ride G bus lines.</p>	<p>No changes are proposed to access the site and the addition does not intend to increase the intensity of the use at the site.</p>
Roads and Vehicular Access	<p>Access to the site is from Gimghoul Road, which is classified as a local street (not a collector or arterial). Access is through an adjacent property, and the site</p>	<p>Limited access is provided from a minor street.</p>

	does not have any direct street frontage.	
Pedestrian & Bike Facilities (existing)	Gimghoul Road has sidewalks on two sides. Alternatively, pedestrians can take the path through Battle Park that connects to Greenwood Road.	The surrounding area has some elements of a multimodal network. Zoning conditions may be warranted to ensure adequate pedestrian connectivity.
Streams/ Wetlands/ Floodplain	No floodplain impacts the site.	The slopes and stream corridor are likely significant limitations on development suitability for portions of the site outside the existing development footprint. Existing Town and State regulations (RCD, Steep Slopes) include measures for protecting environmental features. Zoning conditions may be useful for enhanced protection, if warranted by further environmental analysis.
Topography	The site slopes down significantly from northwest to southeast. Steep slope areas are greatest at the back of the castle, extending downhill to the Greenwood neighborhood.	

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	Staff finds that this property has not changed use since 1926, yet it has been zoned residential throughout its history. The new zoning memorializes the existing use of the property.
Staff Evaluation	The Council could make the finding that the proposed zoning amendment is necessary to correct a manifest error.

FINDING #2: The proposed zoning amendment is necessary because of changed or changing conditions in a particular area or in the jurisdiction generally.	
Arguments	To date, no arguments in opposition have been submitted or identified by staff.
Staff Evaluation	This area, and the surrounding Gimghoul and Greenwood neighborhoods have experienced little change since their development.

FINDING #3: The proposed zoning amendment is necessary to achieve the purposes of the comprehensive plan.	
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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"> • Maintaining development that implements the Land Use Category designated on the Future Land Use Map, which permits Commercial Office type uses at this location • Supporting goals of Chapel Hill 2020 including <i>Good Places-New Spaces</i>, and <i>Nurturing Our Community</i>. <p>To date, no arguments in opposition have been submitted or identified by staff.</p>
Staff Evaluation	<p>The Council could make the finding that the proposed zoning amendment is necessary to achieve the purposes of the Comprehensive Plan.</p>

Further information may be presented for the Council’s consideration as part of the legislative hearing process. All information submitted at the legislative hearing will be included in the record of the hearing.













PROJECT FACT SHEET



Overview

Site Description	
Project Name	Gimghoul Castle
Address	742 Gimghoul Road
Property Size (GLA)	103,234 sq. ft. (2.3 acres)
Project Area	17,750 sq. ft. (0.4 acres)
Existing	Existing stone castle containing a caretaker's apartment and gravel parking area
Orange County Parcel Identifier Numbers	9788-96-2765
Existing Zoning	Residential-1 (R-1)
Proposed Zoning	Office/Institutional-1 Conditional Zoning District (OI-1-CZD)


Site Design

Topic	Comment	Status
Use/Density (Sec. 3.7)	Club, off-street parking, and accessory use incidental to permitted principal use (caretaker's dwelling unit)	
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> 27,253 sq. ft. <i>Existing:</i> 5,055 sq. ft. <i>Proposed:</i> 1,200 sq. ft. <i>Total:</i> 6,255 sq. ft.	
Inclusionary Zoning (Sec. 3.10)	NA	NA
Landscape		
Buffer – North (Sec. 5.6.2)	<i>Required:</i> 10' Type "B" <i>Proposed:</i> Maintain existing forested areas	M
Buffer – East (Sec. 5.6.2)	<i>Required:</i> 10' Type "B" <i>Proposed:</i> Maintain existing forested areas	M
Buffer – South (Sec. 5.6.2)	<i>Required:</i> 10' Type "B" <i>Proposed:</i> Maintain existing forested areas	M
Buffer - West (Sec. 5.6.2)	<i>Required:</i> 10' Type "B" <i>Proposed:</i> Maintain existing forested areas	M
Tree Canopy (Sec. 5.7)	<i>Required:</i> 40% <i>Proposed:</i> 52.4%	
Parking Landscape Standards (Sec. 5.9.6)	Not applicable	NA

Environment		
Resource Conservation District (Sec. 3.6)	Not applicable	NA
Erosion Control (Sec. 5.3.1)	Not applicable	NA
Steep Slopes (Sec. 5.3.2)	<i>Required:</i> Disturb < 25% of slopes greater than 25% slope <i>Proposed:</i> 0%	
Stormwater Management (Sec. 5.4)	Application must comply	
Land Disturbance	17,750 sq. ft. (0.4 acres)	
Impervious Surface (Sec. 3.8)	<i>Existing:</i> 24,602 sq. ft. (23.81%) <i>Proposed:</i> 28,304 sq. ft. (27.41%)	
Solid Waste & Recycling	Individual public refuse pickup	
Jordan Riparian Buffer (Sec. 5.18)	Not applicable	NA
Access and Circulation		
Road Improvements (Sec. 5.8)	No road improvements proposed.	NA
Vehicular Access (Sec. 5.8)	Primary access is Gimghoul Road.	
Bicycle Improvements (Sec. 5.8)	4-bicycle rack proposed	
Pedestrian Improvements (Sec. 5.8)	No pedestrian improvements proposed.	NA
Transit (Sec. 5.8)	No transit improvements proposed.	NA
Traffic Impact Analysis (Sec. 5.9)	TIA exemption granted	
Bicycle Parking (Sec. 5.9)	No bicycle parking requirements defined for club use. <i>Proposed:</i> 4 spaces	M
Parking Design Standards (Sec. 5.9.5)	Modifications requested	
Vehicular Parking (Sec. 5.9)	No vehicular parking requirements defined for club use. <i>Existing:</i> 21 spaces <i>Proposed:</i> 21 spaces, including a newly designated ADA space	M
Parking & Loading (Sec. 5.9)	Not applicable	NA
Building Height		
Building Height (Sec. 3.8)	<i>Required:</i> Primary Building Height: 29 ft.; Secondary Building Height: 60 ft. <i>Proposed:</i> Primary Building Height: 0 ft.; Secondary Building Height: 58 ft.	

Technical		
Fire	Meet Town Standards	
Site Improvements	Addition to historic castle	
Recreation Area (Sec. 5.5)	Not applicable	NA
Lighting Plan (Sec. 5.11)	Maximum of 0.3 foot-candles at property line	FP
Homeowners Association (Sec. 4.6)	Not applicable	NA
Adequate Public Schools (Sec. 5.16)	Not applicable	NA

Project Summary Legend

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