



CLOSE THE LEGISLATIVE HEARING AND CONSIDER A CONDITIONAL ZONING APPLICATION FOR TRI POINTE TOWNHOMES LOCATED AT 2217 HOMESTEAD ROAD (PROJECT # 22-019)

SUMMARY REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Britany Waddell, Director
 Judy Johnson, Assistant Director
 Anya Grahn, Principal Planner
 Tas Lagoo, Senior Planner

PROPERTY ADDRESS	MEETING DATE	APPLICANT
2217 Homestead Road	March 22, 2023	Richard Gurlitz, Gurlitz Architectural Group, on behalf of owner GS Homestead, LLC

TOWN MANAGER’S RECOMMENDATION

That the Council 1) close the legislative hearing, 2) receive the Town Manager’s recommendation, 3) consider adopting the Resolution of Consistency and Reasonableness, and 4) consider enacting the Ordinance approving the Conditional Zoning application.

UPDATES SINCE THE FEBRUARY 22, 2023, LEGISLATIVE HEARING

On February 22, 2023, Council received additional information and continued the Legislative Hearing to March 22, 2023. The applicant has revised their proposal to include:

- **Total Units:** The total unit count has increased from 118 to 119.
- **Affordable Housing:** The applicant proposes to comply with the Inclusionary Zoning Ordinance and provide 17 affordable units along with a payment-in-lieu of \$72,250.
- **Buffer Modification:** For the eastern and southern boundaries of the property, the applicant is requesting a modified buffer that will include new canopy trees and tree protection but no understory trees or shrubs.
- **Buffer along Courtyards at Homestead:** A condition has been added to Ordinance A that bolsters the applicant’s commitment to a landscaped buffer alongside the Courtyards at Homestead neighborhood.

ZONING

Existing: Residential-5-Conditional Zoning District (R-5-CZD)

Proposed: Residential-5-Conditional Zoning District (R-5-CZD)

DECISION POINTS

Modification to Regulations: The applicant is requesting a modified buffer for the eastern and southern boundaries of the property.

Connection to the Courtyards at Homestead: Representatives of the adjacent neighborhood, the Courtyards at Homestead, are in favor of limiting the connection between the two neighborhoods to only emergency vehicles, bicycles, and pedestrians. Staff support this proposed restriction.

ATTACHMENTS

1. Technical Report and Project Fact Sheet
2. Draft Staff Presentation
3. Resolution A, Resolution of Consistency and Reasonableness
4. Revised Ordinance A (Approving the Application)
5. Resolution B (Denying the Application)
6. Applicant Materials
7. Applicant Draft Presentation

PROJECT OVERVIEW

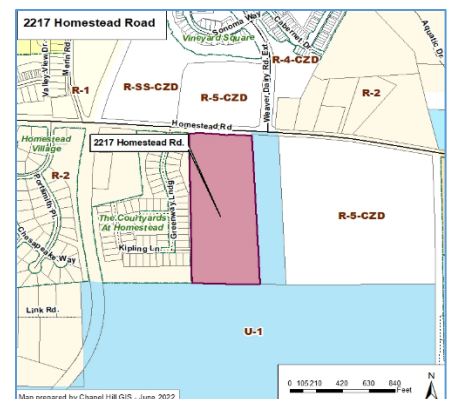
The proposed project includes the removal of a single-family home and accessory buildings and the construction of 119 townhomes with resident amenities totaling approximately 226,500 sq. ft. in floor area.

A Transportation Impact Analysis was completed for the project and recommended only minor improvements such as a crosswalk across the project’s main connection to Homestead Road.

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 impacts on surrounding properties.

PROJECT LOCATION





TECHNICAL REPORT

UPDATES SINCE THE FEBRUARY 22, 2023, LEGISLATIVE HEARING

On February 22, Council received additional information and continued the Legislative Hearing to March 22, 2023. Staff provides the following information in response to Council and stakeholder feedback:

- **Total Units:** The total unit count has increased from 118 to 119.
- **Affordable Housing:** The applicant's proposal is now fully compliant with the Town's Inclusionary Zoning Ordinance and no longer requires a modification to regulations. The proposed development will now provide 17 affordable units along with a payment-in-lieu of \$72,250 for the remaining fractional amount.
- **Modification to Regulations:** The applicant is requesting a modification to buffer requirements for the eastern and southern borders of the property. The modification is discussed in detail in the "Modifications to Regulations" section below.
- **Feedback from Neighbors:** During the January 25th and February 22nd Legislative hearings, residents of the adjacent Courtyards at Homestead neighborhood shared concerns regarding (1) connectivity between the two neighborhoods, (2) protection of existing trees along the boundary between the two neighborhoods, and (3) buffer plantings between the two neighborhoods and, (4) stormwater impacts of the new development.

1. **Connectivity:** Neighbors have voiced safety concerns related to the possibility of increased traffic in their neighborhood. The neighbors, many of whom are senior citizens with limited mobility, have expressed a strong preference for the roadway connection between the two neighborhoods to be limited to emergency access only.

Staff comment: Revised Ordinance A includes a condition restricting the Kipling Lane connection between the two neighborhoods to emergency vehicles, bicycles, and pedestrians. The Town may lift the restriction if properties east of the project site are developed in the future and connect to the project site using the proposed right of way on the site's eastern border.

2. **Existing Trees:** Neighbors are concerned about damage that may be caused to mature trees along the border between the Courtyards at Homestead and the project site.

Staff comment: Revised Ordinance A includes a condition requiring the developer to exercise special care to avoid damage to trees along the boundary with the Courtyards at Homestead. The condition also requires the developer to submit a report from an arborist, horticulturalist, or landscape architect that demonstrates

how damage to existing trees will be avoided. The developer met with several concerned neighbors to discuss how impacts to existing trees will be minimized. The developer intends to make modifications to a proposed berm between the two neighborhoods to minimize impacts to the critical root zones of certain mature trees.

- 3. Buffer Plantings:** The developer has voluntarily proposed to plant a landscaped buffer between the two neighborhoods. Neighbors have asked for assurances that the buffer will be planted.

Staff comment: The site plans accompanying Revised Ordinance A are a regulatory document. The developer is required to provide – at a minimum – an equivalent amount of plantings as shown in these site plans. A new condition has been added to Ordinance A that bolsters this requirement.

- 4. Stormwater Impacts:** Neighbors near the project site have experienced flooding due to stormwater runoff in the past and have voiced concerns regarding the stormwater impacts of the new development.

Staff comment: The development will be required to fully comply with the Town's stormwater regulations that, among other things, require that post-development stormwater runoff levels cannot exceed pre-development levels. Due to the existing topography of the project site, runoff from virtually all of the site currently flows into the Courtyards at Homestead. As proposed, the vast majority of runoff from the project site post-development will flow into one of two stormwater control measures to be located at the north and south ends of the site, drastically reducing the amount of runoff that flows to the Courtyards.

PROPOSED ZONING

The property is currently encumbered by a Special Use Permit (SUP) for the Active Adults project that was approved in 2019 but never developed. Concurrent with the approval of the 2019 SUP, the site was rezoned to Residential-5-Conditional (R-5-C). As a result of the zoning reforms enacted by North Carolina General Statute Chapter 160D, the site's R-5-C zoning designation was updated to Residential-5-Conditional Zoning District (R-5-CZD). Because the 2019 SUP is tied to a site-specific plan, the applicant is requesting conditional zoning for R-5-CZD for a new development proposal for the property.

The intent of the Residential-5-CZD is "to provide for residential development of appropriate intensities consonant with the suitability of land, availability of public services, accessibility to major activity centers and transportation systems, and compatibility with surrounding development." (LUMO Section 3.3.9).

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).

A “-CZD” suffix would be added to the zoning district designation to incorporate the approved conditions.

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 15.6 acres with one single-family home and accessory structures.
- The subject site fronts on Homestead Road, a collector street maintained by the North Carolina Department of Transportation (NCDOT).
- North of the project site is the Bridgepoint townhome development, which is currently under construction and zoned Residential-5-CZD. To the east and south of the project site is the Carolina North Forest, which is zoned University-1. To the west of the project site is the Courtyards at Homestead subdivision, which is zoned Residential-2.
- There are no streams, floodplains, or wetlands on the project site.
- The site is generally flat with a slight drop in grade from east to west.

PROPOSED MODIFICATIONS TO REGULATIONS

1) LUMO Section 5.6 Landscaping, screening, and buffering: Buffers are required to separate a proposed development from adjacent major streets and different adjacent land uses or zoning designations to minimize potential nuisances such as the transmission of noise, dust, odor, litter, and glare of lights; to reduce the visual impact of unsightly aspects of adjacent development; to provide for the separation of spaces; and to establish a sense of privacy.

The applicant proposes modifications to the buffer requirements as outlined in the table below:

Buffer	Required	Proposed
Eastern Buffer	Type B 10 ft. buffer with a plant mix of 4 large (canopy) trees, 4 small (understory) trees, and 12 shrubs per 100 linear feet.	Plant 38 new canopy trees (3 per 100 linear feet) and utilize existing vegetation as indicated on site plan dated March 15, 2023. No new understory trees or shrubs to be planted.
Southern Buffer	Type B 10 ft. buffer with a plant mix of 4 large (canopy) trees, 4 small (understory) trees, and 12 shrubs per 100 linear feet.	Maintain existing 10 ft forested areas. No new understory trees or shrubs to be planted.

Staff Comment: There is a mix of established vegetation in the natural buffer on the southern edge of the property and portions of the eastern edge of the property that can be used to satisfy some or all the required large and small tree plantings. Where existing vegetation is retained, the Town’s Engineering Design Manual requires that supplemental evergreen shrubs be planted along buffer edges. While retained natural

vegetation may not meet the exact planting mix of the Engineering Design Manual, it does provide a visual barrier to separate future uses.

The existing adjacent use to the east and south of the property is the Carolina North Forest. This land is densely vegetated and there are no current plans for development near the project site. If development occurs near the project site, there is opportunity to retain vegetation and provide a buffer between properties.

Staff finds that, given the significant amount of offsite vegetation and the presence of existing onsite vegetation, a reduction in the intensity of onsite buffer plantings is reasonable.

Council Findings and Public Purpose: The Council has the ability to 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 applicant’s alternative is to revise the proposal to comply with the regulations.

CONSISTENCY WITH THE COMPREHENSIVE PLAN AND OTHER DOCUMENTS

Town staff have reviewed this application for compliance with the themes from the [2020 Comprehensive Plan¹](#), the standards of the [Land Use Management Ordinance²](#), and the [Town of Chapel Hill, NC : Design Manual and Standard Details³](#) and provides the following evaluation of consistency for the Tri Pointe proposal:

	Description of Plan Element	Staff Evaluation
<p>Future Land Use Map (FLUM)</p> <p>FOCUS AREA & SUB-AREA</p> <p>South MLK Boulevard Focus Area + Sub-Area A</p>	<ul style="list-style-type: none"> Townhouses and Residences are an appropriate use for the site. Multifamily Residential uses are also encouraged in Sub-Area A, and examples include: triplexes, duplexes, fourplexes, and small single-family detached lots. Other appropriate uses include: Parks and Green/Gathering Spaces; Institutional/University/ Civic Emphasizes connectivity to planned mixed-use, commercial areas, and parks and open space. Townhouses serve as a transition to single-family neighborhoods. 	<p>The proposed rezoning is consistent with the character envisioned by the FLUM because the proposed zoning district emphasizes a diversity of housing types that make use of the future proposed BRT route along Martin Luther King, Jr. Boulevard.</p> <p>R-5 zoning would allow various residential uses that the FLUM indicates are appropriate. The Conditional Zoning application proposes housing types that fall under the definition of Townhomes & Residences.</p>

¹ <http://www.townofchapelhill.org/home/showdocument?id=15001>

² https://library.municode.com/nc/chapel_hill/codes/code_of_ordinances?nodeId=CO_APXALOUSMA

³ <http://www.townofchapelhill.org/town-hall/departments-services/public-works/engineering/design-manual-and-standard-details>

	<ul style="list-style-type: none"> • Interest in adding visual interest to the street by breaking up long facades, locating living spaces in proximity to the street to provide “eyes on the street,” and integrating parking within or behind buildings accessed by rear streets and alleys. • Encourages multimodal connections to accommodate pedestrians, bicycles, and transit where appropriate. • Seeks mixed-income housing near transit, height and density transitions between new and existing development, and buffered protections between new development and Carolina North Forest. 	
Building Height	4 to 6 stories height, each story measuring approximately 12 ft. tall, in Sub-Area A.	The R-5 zoning district allows 39 feet at the setback and a core height of 60 feet.
Proposed Connections	The FLUM shows proposed connections between Courtyards at Homestead to the west, across this parcel and east across Carolina North, the Seymour Center (Senior Center) and Orange County Health Department	Further discussion is needed around the appropriate alignment of any new connections, and the travel modes that should be served (pedestrian, bicycle, and/or vehicular).
Mobility And Connectivity	<ul style="list-style-type: none"> • Extension of the Homestead Connector, providing a multi-use path along Homestead Road between MLK Jr. Blvd. and Seawell Elementary. • Surrounding streets typically have sidewalk on at least one side. The site is directly to the west of the Homestead Road access to Carolina North Forest. • “By connecting neighborhoods to destinations, residents will be able to access these priority corridors and travel to the places they live, 	<ul style="list-style-type: none"> • Surrounding area has some elements of a multimodal network in place or under construction with the Homestead Road Improvement project to be constructed by the Town. • A BRT Route along MLK will improve travel capacity and mobility, and there are existing bus stops along Homestead Road. • Project proposes internal sidewalks and mulched path connections to

	<p>shop, work, and play.”</p> <ul style="list-style-type: none"> • One of the goals is to reduce barriers by improving crossings and integrating land uses 	Carolina North Forest.
Chapel Hill Bike Plan (2014)	<ul style="list-style-type: none"> • Chapel Hill residents are interested in greater connectivity. • A low level of street connectivity is “a major barrier to making bicycling a convenient choice, as bicyclists must travel on high stress arterials with inadequate bike accommodations for portions of a trip.” • Need to fill gaps in the bicycle network to “create a safer, connected transportation system.” 	A full connection and traffic calming devices should be considered to encourage safety.
Climate Action and Response	<ul style="list-style-type: none"> • To reduce greenhouse gas (GHG) emissions, the plan recommends creating walkable, bikeable, transit-served neighborhoods. It also calls for reducing Vehicle Miles Traveled (VMT) through high density development and connectivity. • To increase walking, biking, and transit use, it encourages better connectivity for all transportation modes. • It also proposes expanding transit availability and connectivity, wherever possible. 	The site offers an opportunity for infill development next to an existing neighborhood, with transit service and a park nearby. Additional connectivity at Kipling would support sustainable development and multimodal travel options.
Chapel Hill 2020 Goals	<p>Opportunities for this application to support goals of Chapel Hill 2020 include:</p> <ul style="list-style-type: none"> • The applicant proposes a new townhouse community that supports the Town’s goals to provide a range of housing options for current and future residents (<i>A Place for Everyone.3</i>) • The multi-use path, limited connectivity at Kipling Lane, trail connections within the project connecting to Carolina North Forest, and its internal street network lined with sidewalks is in accordance with the goal to promote a safe, vibrant, and connected (physical and person) community (<i>Community Prosperity and Engagement.3</i>) 	

- Proposed bike and ped improvements help promote alternative forms of transportation as residents travel between daily stops. These are consistent with the goal for connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (*Getting Around.2*).
- The townhouse community is well located for access to nearby greenways, current and future multi-modal paths, as well as the transit routes along Homestead Road. The density provided in this community supports an adaptable transportation system that serves both dense and suburban development along Homestead Road (*Getting Around.4*)
- Connectivity is key to achieving the Town's goal of creating a transportation system that accommodates transportation needs and demands while mitigating congestion and promoting air quality, sustainability, and energy conservation (*Getting Around.6*). The proposal provides opportunities for multi-modal transportation, access to transit, as well as connected streets that shorten everyday trips to frequented places, such as Homestead Park, nearby schools, and commercial areas along Martin Luther King, Jr. Blvd. Additional work is needed to ensure a full connection and extension of Kipling Lane.
- The proposed townhouse development contributes to the Town's 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*). While residential in nature, it is within a short distance to social spaces such as the Seymour Center, commercial areas along MLK Jr. Blvd., and neighborhood amenities such as Homestead Park and the Carolina North Forest. Additionally, the townhouse form lends itself to Missing Middle Housing, providing housing opportunities to a variety of residents such as seniors, empty nesters, single-parent households, and first-time homeowners looking for median income housing.
- The proposed development is consistent with the FLUM's goal for future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment (*Good Places New Spaces.8*). The townhouse community will provide much needed housing for a range of residents of different socioeconomic backgrounds and provide density that supports the use of transit lines along Homestead Road. The proposal seeks to preserve tree canopy by creating several dedicated tree save areas in the center of the development.
- The applicant's Energy Management Plan (EMP) aligns with the elements of Climate Action Plan by incorporating environmentally friendly features such as water sense fixtures, EV outlets in the garages, and rough electrical for future solar panels. This corresponds to the goal to reduce reducing the

	carbon footprint of all Town-owned or managed services and properties; require that all new development meets standards; and support residents in minimizing their personal footprints (<i>Nurturing Our Community.7</i>).	
Central West Small Area Plan	<ul style="list-style-type: none"> Identifies this portion of Homestead Road as providing “affordable” to “very affordable” housing options for families of median income. Calls for improving bicycle and pedestrian amenities in the area by creating more bike lanes, building new sidewalks with wider buffers from the street, defining bike and pedestrian crossings, increasing visibility, implementing traffic calming measures, and nurturing and enhancing the greenway system. 	<p>The applicant proposes to construct 17 affordable units. This type of housing is a much-needed option of median income families.</p> <p>Additional discussion is needed regarding the types of traffic calming that may be necessary along Kipling Lane as it connects to the existing Courtyards at Homestead project.</p>
Northern Area Task Force Report (Focus Area 4, Homestead Road)	<ul style="list-style-type: none"> While Focus Area 4 is focused on the north side of Homestead Road, it does show a potential future High-Capacity Gateway HW Service, as proposed by the 2030 DCHC Long Range Transportation Plan. The HW Service would extend from Weaver Dairy Road through the UNC-owned property to the east of the proposed development. The public comments received at the time of this plan also express interest in preventing dead end streets and promoting street connections. Goal 6 of the plan proposes improving the road network to provide more connections and safer turning options (e.g. Perkins and Weaver Dairy Road, Westminster and MLK Jr Blvd.) 	<p>The applicant has proposed a limited access extension of Kipling Lane.</p> <p>Staff supports limited connectivity at Kipling Lane (with the opportunity to adapt in the future) that supports the goals of this and other long-range plans that call for greater connectivity and an improved street network.</p>

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 proposed. 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 proposed zoning is consistent with the Character Types shown on the Future Land Use Map, provided that zoning conditions are applied to ensure a compatible density.
- Rezoning to accommodate redevelopment may be considered reasonable.
- The proposed zoning allows only residential uses, which is consistent with other existing residential uses in the surrounding area.
- Zoning conditions are an inherent part of the proposed zoning district (it 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

- Existing regulations include measures for protecting environmental features such as steep slopes. Zoning conditions are useful for enhanced protection, if warranted by further environmental analysis.

LAND USE MANAGEMENT ORDINANCE 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 of Fact 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 that would be corrected by the proposed amendment.

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>Middle-income and affordable housing are significant needs for Chapel Hill that have grown over time. Townhouses provide an opportunity to address these needs.</p> <p>Additionally, the Homestead Road area is in transition and consists of a mix of existing neighborhoods like Vineyard Square and Courtyards at Homestead as well as large single-family lots and small farms. The latter are seeing development proposals for the construction of townhouse developments, such as those at Bridgepoint and Stanat’s Place.</p> <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 because of changing conditions in Chapel Hill and in the Homestead Road area.</p>

<p>FINDING #3: The proposed zoning amendment is necessary to achieve the purposes of the Comprehensive plan.</p>	
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"> • Promoting the Focus Area Character for the South MLK Jr Blvd Focus Area as described in the Future Land Use Map (FLUM) • Facilitating development that implements FLUM guidance for Character Types in the Focus Area. • Supporting goals of Chapel Hill 2020 including <i>A Place for Everyone, Community Prosperity and Engagement, Getting Around, Good Places-New Spaces, and Getting Around.</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>















PROJECT FACT SHEET





Project Details

Site Description	
Project Name	Tri Pointe Townhomes
Address	2217 Homestead Road
Property Size (NLA)	678,842 sq. ft. (15.6 acres)
Gross Land Area (GLA)	746,726 sq. ft. (17.1 acres)
Orange County Parcel Identifier Numbers	9870-90-7642
Existing Zoning	Residential-5-Conditional Zoning District (R-5-CZD)
Proposed Zoning	Residential-5-Conditional Zoning District (R-5-CZD)


Site Development Standards

Topic	Comment	Status															
Development Intensity																	
Use (Sec. 3.7)	<i>Proposed Use:</i> 119 Dwelling Units, Townhouse development	✓															
Inclusionary Zoning Ordinance (Sec. 3.10)	<i>Required:</i> 17.85 affordable units (15% of total lots) <i>Proposed:</i> 17 affordable units + payment-in-lieu	✓															
Density (Sec. 3.8)	<i>Residential density:</i> 15 units per acre maximum <i>Proposed:</i> 6.95 units per acre	✓															
Dimensional Standards (Sec. 3.8)	<i>Setback (primary) height:</i> 39 ft. maximum <i>Proposed:</i> 35 ft. <i>Core (secondary) height:</i> 60 ft. maximum <i>Proposed:</i> 35 ft. <i>Setbacks:</i> 20 ft. street, 6 ft. interior, 8 ft. solar – all minimums <i>Proposed:</i> Setbacks comply	✓															
Floor area (Sec. 3.8)	<i>Maximum allowed:</i> N/A for single-family dwelling units <i>Proposed:</i> 226,500 sq. ft.	✓															
Landscape																	
Buffers - East (Sec. 5.6.2)	<table border="0"> <thead> <tr> <th></th> <th><u>Required</u></th> <th><u>Proposed</u></th> </tr> </thead> <tbody> <tr> <td>North:</td> <td>20 ft. Type C</td> <td>20 ft. Type C</td> </tr> <tr> <td>South:</td> <td>10 ft. Type B</td> <td>10 ft. Type B (modified)</td> </tr> <tr> <td>East:</td> <td>10 ft. Type B</td> <td>10 ft. Type B (modified)</td> </tr> <tr> <td>West:</td> <td>none</td> <td>As shown on site plan</td> </tr> </tbody> </table>		<u>Required</u>	<u>Proposed</u>	North:	20 ft. Type C	20 ft. Type C	South:	10 ft. Type B	10 ft. Type B (modified)	East:	10 ft. Type B	10 ft. Type B (modified)	West:	none	As shown on site plan	M
	<u>Required</u>	<u>Proposed</u>															
North:	20 ft. Type C	20 ft. Type C															
South:	10 ft. Type B	10 ft. Type B (modified)															
East:	10 ft. Type B	10 ft. Type B (modified)															
West:	none	As shown on site plan															
Tree Canopy (Sec. 5.7)	<i>Minimum required:</i> 124,926 sq. ft. (30% of NLA) <i>Proposed:</i> 57,288 sq. ft. to remain 67,638 sq. ft. additional required 136 replacement trees proposed	✓															

Parking Landscape Standards (Sec. 5.9.6)	Final Plans application must comply	FP
Environment		
Resource Conservation District (RCD) Uses (Sec. 3.6.3)	N/A	
RCD Dimensional Standards (Sec. 3.6.3)	No disturbance proposed.	
Erosion Control (Sec. 5.3.1)	Orange County Erosion Control permit required	FP
Steep Slopes Land Disturbance (Sec. 5.3.2)	<p><i>Maximum Disturbance allowed:</i> 25% of areas with existing 4:1 slopes or greater <i>Proposed:</i> 0*</p> <p>*The only steep slopes that will be disturbed on the project site are exempt from LUMO steep slope regulations because they associated with an existing driveway on the site.</p>	
Stormwater Management (Sec. 5.4)	Meet or exceed LUMO standards	
Land Disturbance	<i>Proposed:</i> 615,050 sq. ft.	
Impervious Surface	<p><i>Existing:</i> 15,438 sq. ft. (2%) <i>Maximum allowed:</i> 522,708 sq. ft. (70%) <i>Proposed:</i> 302,798 sq. ft. (40.6%)</p>	
Solid Waste & Recycling (Sec. 5.13)	Final Plans application must comply	FP
Jordan Riparian Buffer (Sec. 5.18)	N/A	
Access & Circulation		
Traffic Impact Analysis (Sec. 5.8)	TIA completed	
Road Improvements (Sec. 5.8)	Roadway improvements in the vicinity will be incorporated into the Town's Homestead Road improvement project.	
Vehicular Access (Sec. 5.8)	One full movement driveway along Homestead Road and one emergency access connection to the Courtyards at Homestead neighborhood.	
Bicycle Improvements (Sec. 5.8)	Bicycle improvements along Homestead Road will be incorporated into the Town's Homestead Road improvement project.	
Pedestrian Improvements (Sec. 5.8)	Pedestrian improvements along Homestead Road will be incorporated into the Town's Homestead Road improvement project. A crosswalk will be provided across the main entrance to the project. Sidewalks will be provided along streets within the site.	

Transit Improvements (Sec. 5.8)	Staff recommends \$25,000 payment for nearby transit improvements	C
Vehicular Parking (Sec. 5.9)	<i>Proposed:</i> 254 spaces, including 3 handicapped spaces	
Bicycle Parking (Sec. 5.9)	<i>Proposed:</i> 4 spaces in neighborhood parks and additional room for long-term bike storage in all townhome units.	
Electric Vehicle Parking	None provided. Units will be wired to allowed for future installation of electric vehicle chargers.	
Parking Design Standards (Sec. 5.9)	Final Plans application must comply	FP
Loading (Sec 5.9)	Final Plans application must comply	FP
Technical		
Fire	Built to Town Standards	FP
Recreation Area (Sec. 5.5)	<i>Minimum required:</i> 34,085 sq. ft. (.05) <i>Proposed:</i> 25,564 sq. ft. on-site and payment-in-lieu for the remainder (currently estimated at \$158,496).	
Lighting Plan (Sec. 5.11)	Built to Town Standards; not to exceed 0.3 footcandles at property line	FP
Signage (Sec. 5.14)	Built to Town Standards	FP
Schools Adequate Public Facilities (Sec. 5.16)	Final Plans application must comply	FP
Homeowners Association (Sec. 4.6)	Yes	FP

Project Summary Legend

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