



# Project Summary

## Overview

Site Description	
<b>Project Name</b>	Municipal Services Center
<b>Address</b>	1050 Estes Drive, Parcel Identification Numbers 9789-24-7373, 9789-03-3163
<b>Property Description</b>	20.7 acres south of Estes Drive, across from the Park & Ride
<b>Existing Use</b>	Vacant
<b>Existing Zoning</b>	Office/Institutional-2 (OI-2)
<b>Proposed Zoning</b>	University-1 (U-1)

The University-1 District standards refer to the Office/Institutional-4 (OI-4) standards in Table 3.8.1: Dimensional Matrix

## Regulatory Land Use Intensity for Rezoning and Draft Development Agreement

	Topic	Comment	Advisory Board/Council	Status
Development Intensity	Use/Density (Sec. 3.7)	College/University and Public Use Facility permitted land uses within University-1.	PC	
	Dimensional Standards (Sec. 3.8)	Maximum: not applicable Proposed: 4 stories	C	
	Lot Size (Sec. 3.8)	Minimum: 2,000 sq. ft. Proposed: 982,278 sq. ft. (22.5 acres)	PC	
	Floor area (Sec. 3.8)	Maximum: not applicable Proposed: 200,000 sq. ft.	PC	
	Modifications to Regulations (Sec. 4.5.6)	standards are provided in development agreement	PC	
	Open Space/Recreation Area (Sec. 5.5)	Not Applicable to Institutional Land Use		NA
	Adequate Public Schools (Sec. 5.16)	Not Applicable to Institutional Land Use		NA
Housing	Inclusionary Zoning (Sec. 3.10)	Not Applicable to Institutional Land Use		NA
Landscaping	North Buffer (Estes Drive) (Sec. 5.6/Design Manual)	Required: 30 foot type D buffer Provided: 7 foot (included as standard in Development Agreement)	C	DA
	South Buffer (Sec. 5.6/Design Manual)	Required: 20 foot type C buffer Provided: 100 foot (existing vegetation).	CDC	

	East Buffer (Sec. 5.6/Design Manual)	Required: 20 foot type C buffer Provided: 100 foot (existing vegetation).	CDC	
	Tree Canopy (Sec. 5.7.2)	Required: 40% Proposed: greater than 40%	CDC	
	Lighting Plan (Sec. 5.11)	0.3 foot-candles at property line	Technical	
Environmental	Resource Conservation District (RCD) (Sec. 3.6)	50 foot RCD buffers adjacent to each of the intermittent streams.	ESAB	
	Erosion and Sedimentation Control (Sec. 5.3.1)	More than 1 acre of land disturbance proposed, Performance bond required.	Technical	
	Steep Slopes (Sec. 5.3.2)	Meet LUMO standards	Technical	
	Stormwater Management (Sec. 5.4)	Bio-retention basins will be used to treat new impervious surface for 85% Total Suspended Solids (TSS) removal and phosphorous and nitrogen removal. Stormwater volume control will exceed Town requirements for the 25 year 2-hour storm.	ESAB	
	Land Disturbance (Sec. 3.6)	To be determined.	ESAB	
	Impervious Surface (Sec. 3.8)	70% (LUMO standard).	ESAB	
	Jordan Riparian Buffer (Sec. 5.18)	Jordan Buffer nutrient control is provided.	ESAB	
Access & Circulation	Road Improvements (Sec. 5.8)	<ul style="list-style-type: none"> <li>A dedicated left-turn into each of the site driveways.</li> <li>A center-turn lane on Estes Dr. from site to Martin Luther King Jr. Blvd.</li> </ul>	TCAB	
	Vehicular Access (Sec. 5.8)	Two driveways are proposed.	TCAB	
	Bicycle Improvements (Sec. 5.8)	<ul style="list-style-type: none"> <li>Bicycle lanes on Estes Drive.</li> <li>Bicycle parking in accordance with LUMO</li> </ul>	TCAB	
	Pedestrian Improvements (Sec. 5.8)	Greenway to be constructed adjacent to Estes Drive, and from the site to Hartig Street. A greenway connection to Justice Street is being evaluated.	TCAB	
	Vehicular Parking (Sec. 5.7)	Minimum: 571 spaces. Provided: 615 parking spaces, including police vehicle parking.	TCAB	
	Transit Improvements	Bus stop installed with shelter, lighting, and amenities along frontage	TCAB	
	Bicycle Parking (Sec. 5.9)	Minimum: 100 spaces Provided: greater than 100 spaces	TCAB	

Parking Lot Standards (Sec. 5.9)	Meet LUMO standards.	TCAB	
Fire	Aerial apparatus fire access provided	FP	
Solid Waste and Recycling (Sec. 5.13)	A Solid Waste Management Plan will be submitted.	Orange County Solid Waste	

### Project Summary Legend

Symbol	Meaning	Symbol	Meaning
	Meets LUMO Requirements	<b>CDC</b>	Community Design Commission
<b>DA</b>	Development Agreement Modification	<b>HAB</b>	Housing Advisory Board
<b>C</b>	Requires Council Endorsement	<b>TCAB</b>	Transportation and Connectivity Board
<b>FP</b>	Required at Final Plan;	<b>ESAB</b>	Environmental and Sustainability Board
<b>NA</b>	Not Applicable	<b>OCSW</b>	Orange County Solid Waste
<b>PC</b>	Planning Commission	<b>NCDOT</b>	North Carolina Department of Transportation