



# Project Summary

## Overview

Site Description	
Project Name	SECU Family House Expansion, Residential Support Facility, Special Use Permit Modification
Address	123 Old Mason Farm Road
Property Description	10.4 acres (451,812 square feet)
Existing	34,336 sq. ft on 2 floors 40 guest rooms, and 52 parking spaces
Orange County Parcel Identifier Number	9788-54-3697
Existing Zoning	Office/Institutional-2 (OI-2)
Proposed Zoning	No change

## Regulatory Land Use Intensity

Design/LUMO Standards		Comment	Advisory Board	Status
Sec. 3.7	Use/Density	Residential Support Facility	PC	
Sec. 3.8 and Sec. 6.15	Dimensional Standards	Maximum Setback Height allowed 34 ft.; Proposed setback height is not applicable (building not on setback); Maximum Core Height allowed 60 ft., Proposed 41 ft. 10 in., Minimum land area required 5,500 sq. ft., Existing 451,812 sq. ft. (10.4 acres)	PC	
Sec. 3.8	Floor area	Maximum of 119,278 sq. ft. allowed; 62,336 sq. ft. proposed	PC	
Sec. 5.9.7	Bicycle Parking	Bicycle Parking Minimums - provide 6 additional parking spaces; 6 spaces existing.	TCAB, PC	<b>M</b>
Sec. 5.9.7	Vehicular Parking	125 spaces required; A total of 111 proposed (59 existing; 52 proposed)	TACB, PC	<b>M</b>
Sec. 4.5.6	Modification to Regulations	All 4 Landscape buffers with reduced plantings <i>North</i> : Increase understory trees by 24 and reduce large trees by 26 with no shrubs; <i>South</i> : 23 less large trees, no understory or shrub plantings; <i>East</i> : no new plantings proposed; <i>West</i> : 14 less large trees, 25 less understory trees, and 42 less shrub plantings.	PC	<b>M</b>

## Site Design

Design/LUMO Standards		Comment	Advisory Board	Status
Landscape Buffers	Sec. 5.6	Buffer - North	Type C - 20 ft. width required; Adjacent to Highland Woods NCD.	PC <b>M</b>
	Sec. 5.6	Buffer - East	Type B -10 ft. width required; Adjacent to UNC-owned property.	PC <b>M</b>
	Sec. 5.6	Buffer - South	Type C -10 ft. wide; Adjacent to Old Mason Farm Road.	PC <b>M</b>
	Sec. 5.6	Buffer - West	Type B - 10 ft. width required; Adjacent to Ronald McDonald House.	PC <b>M</b>



# Project Summary

	Sec. 5.7	Tree Canopy	40% required; 48% proposed	CDC	
Environment	Sec. 3.6	Resource Conservation District	Not applicable	ESAB	N/A
	Sec. 5.3.1	Erosion Control	More than 1 acre of land disturbance proposed (2.5 acres), so performance bond required.	ESAB	FP
	Sec. 5.3.2	Steep Slopes	>25% slopes exist along the eastern road frontage, and around the eastern edge of the property, and around the stormwater pond and parking lot median. Approximately 39,170 sq. ft. of steep slopes. The new addition is proposed in a steep slope area with segmented retaining walls. 24.7% of the steep slopes are proposed to be disturbed.	ESAB	FP
	Sec. 5.4	Stormwater Management	Treating rate, flow, and total suspended solids with underground sand filter.	ESAB	FP
		Land Disturbance	108,331 sq. ft. (2.5 acres)	ESAB	
		Impervious Surface	97,381 sq. ft. existing 118,919 sq. ft. proposed (2.7 acres)	ESAB	
		Solid Waste & Recycling	Solid waste service proposed by private service provider. Recycling by Orange County.	OCSW	
	Sec. 5.18	Jordan Riparian Buffer	Not applicable	ESAB	N/A
Access & Circulation	Sec. 5.8	Road Improvements	Bus stop pad and crosswalk	NCDOT	
	Sec. 5.8	Vehicular Access	No changes	TCAB	
	Sec. 5.8	Bicycle Improvements	Twelve spaces added; six under a covered bike facility, four at the main building entrance, and two at the service drive entrance.	TCAB	
	Sec. 5.8	Pedestrian Improvements	220 ft. of new concrete sidewalk along property frontage to be completed and new mulch path proposed on the east side of the new building. Existing asphalt path to be partially relocated and improved.	TCAB	
	Sec. 5.9	Vehicular Parking	New parking lot north of the existing lot; A minimum of 121 spaces required and a total of 111 spaces proposed.	TCAB	<b>M</b>
	Sec. 5.9	Bicycle Parking	Minimum of 16 spaces required; 12 proposed	TCAB	
	Sec. 5.9	Parking Lot Standards	Compliant with accessibility standards.	TCAB	



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Technical		Fire	2 new hydrants - one is near the existing dumpster and the other is on the northwest corner of the existing building.	Staff	
		Site Improvements	New parking lot with landscaping, lighting, and crosswalks.	Staff	
	Sec. 5.16	Schools Adequate Public Facilities	N/A	N/A	N/A
		Number of Guest Rooms	40 new rooms proposed; 75 total	Staff	N/A
	Sec 3.10	Inclusionary Zoning Ordinance	N/A	N/A	N/A
	Sec 5.5	Recreation Area	Trails system on site that connects to existing sidewalk and greenway trail at Botanical Gardens.	TCAB	
	Sec. 5.8	Transit	New bus stop and concrete pad on south side of Old Mason Farm Road and high visibility crosswalk to connect to sidewalk on north side; new bus shelter at existing stop.	TCAB	
	Sec. 5.11	Lighting Plan	Site Lighting approved by the Community Design Commission and meet standards of LUMO Section 5.11	CDC	N/A
	Sec 4.6	Homeowners Association	N/A	N/A	N/A

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