


















Project Summary




Overview

Site Description	
Project Name	Eastowne Redevelopment – Medical Office Building-1
Address	100 Eastowne Drive
Property Description	365,033 sq. ft. (8.3 acres)
Existing	Office Park - UNC Health Care System
Orange County Parcel Identifier Numbers	9890-80-0195
Existing Zoning	Office/Institutional-2 (OI-2)
Proposed Zoning	Office/Institutional-3 (OI-3)


Development Intensity		
Topic	Comment	Status
Use/Density (Sec 3.7)	Medical office and clinic use	
Dimensional Standards (Sec. 3.8)	Required (Eastowne Dr. only): 22’ street setback, 8’ interior setback, and 9’ solar setback; no setbacks along US 15-501. Proposed: 22’ street setback, 8’ interior setback, and 9’ solar setback.	
Floor area (Sec. 3.8)	Maximum of 199,772 sq. ft.; (25,546 sq. ft. existing to remain); Proposed total 178,546 sq. ft. (153,000 sq. ft. new)178,546 sq. ft. proposed	
Modifications to Regulations (Sec. 4.5.6)	Landscape buffer; Building height, Resource Conservation District	M
Adequate Public Schools (Sec. 5.16)	Not applicable	N/A
Inclusionary Zoning (Sec. 3.10)	Not applicable	N/A
Landscape		
Buffer – North (Sec. 5.6.2)	10’ Internal Type “B”	
Buffer – East (Sec. 5.6.2)	10’ Internal Type “B”	
Buffer – South (Sec. 5.6.2)	30’ External Type “D” (Modified)	M
Buffer - West (Sec. 5.6.2)	20’ External Type “C”	
Tree Canopy (Sec. 5.7)	Minimum 30% canopy	
Landscape Standards (Sec. 5.9.6)	Constructed to Town standards	

Environment		
Resource Conservation District (Sec. 3.6)	Proposing 18,836 sq. ft. of land disturbance. Disturbance associated with the accessible parking spaces to be permitted	M
Erosion Control (Sec. 5.3.1)	More than 1 acre of land disturbance proposed; Performance bond required.	
Steep Slopes (Sec. 5.3.2)	Not applicable	N/A
Stormwater Management (Sec. 5.4)	Partially flowing to vegetated buffer around existing pond, partially tied-in to existing storm drainage system.	
Land Disturbance	381,150 sq. ft. (includes off-site work)	
Impervious Surface (Sec. 3.8)	Existing: 183,032 sq. ft. (46% of net land area) Total: 169,230 sq. ft. (42% of net land area)	
Solid Waste & Recycling	Proposing private contractor to collect solid waste, recyclable cardboard, and mixed recycling	
Jordan Riparian Buffer (Sec. 5.18)	Proposing 9,793 sq. ft. of land disturbance within Jordan Buffer to remove existing structures and revegetate	
Access and Circulation		
Road Improvements (Sec. 5.8)	Curb and gutter	
Vehicular Access (Sec. 5.8)	Access on Eastowne Drive with secondary emergency access to US 15-501	
Bicycle Improvements (Sec. 5.8)	10' multi-use path along Eastowne Drive frontage; installation of bike fix station	
Pedestrian Improvements (Sec. 5.8)	10' multi-use path along Eastowne Drive frontage; Accessible sidewalk route; Internal sidewalk connectivity; Installation of pedestrian crosswalk across US 15-501.	
Road Improvements (Sec. 5.9)	<ul style="list-style-type: none"> • Eastowne Drive/SECU/US 15-501 intersection improvements to include: <ul style="list-style-type: none"> ◦ Left-turn from US 15-501 to Eastowne Drive extended to a minimum of 400 feet; ◦ Left-turn from Eastowne Drive to US 15-501 extended to a minimum of 300 feet; • US 15-501/Eastowne Drive/Lakeview Drive intersection improvement to convert southbound approach to include dual left turn lanes with 300 feet of storage and a through/right-turn lane; • A \$3,000 payment-in-lieu for optimizing signal timing at US 15-501 and Eastowne Drive/SECU driveway. • Median at Eastowne Drive and Dobbins Road to be closed; 	
Vehicular Parking (Sec. 5.9)	643 spaces total, including 71 accessible spaces	
Transit (Sec. 5.8)	Bus shelter with pad, bench, shelter, "nextbus" sign, and refuse receptacle	
Bicycle Parking (Sec. 5.9)	26 total proposed spaces	

Parking Lot Standards (Sec. 5.9)	Built to Town standards	
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Technical		
Fire	Full fire flow study and report will be provided during the Final Plan phase	
Site Improvements	New building and parking deck that are ADA compliant	
Recreation Area (Sec. 5.5)	Not applicable	N/A
Lighting Plan (Sec. 5.11)	Must meet Town standard of 0.3 foot-candles at property line	
Homeowners Association (Sec. 4.6)	Not applicable	N/A

Project Summary Legend

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