



Project Summary












Overview






Site Description	
Project Name	Municipal Services Center
Address	1050 Estes Drive Extension, Parcel Identification Numbers 9789-24-7373, 9789-03-3163
Property Description	~20.55 acres south of Estes Drive, across from the Park & Ride
Existing Use	Vacant
Existing Zoning	Office-Institutional-2 (OI-2)
Proposed Zoning	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 & Draft Development Agreement

Topic		Comment	Advisory Board/Council	Status
Development Intensity	Use/Density (Sec. 3.7)	University and Civic uses are permitted land uses within University-1.	PC	✓
	Dimensional Standards (Sec. 3.8)	Proposed: 4 stories Maximum: No maximum	C	✓
	Lot Size (Sec. 3.8)	Proposed: ~22.5 acres (982,278 sq. ft.) Minimum: 2,000 sq. ft.	PC	✓
	Floor area (Sec. 3.8)	Proposed floor area: 200,000 sq. ft. Maximum floor area: No maximum	PC	✓
	Modifications to Regulations (Sec. 4.5.6)	Not applicable to rezoning; standards are provided in draft development agreement	PC	✓
	Open Space/Recreation Area (Sec. 5.5)	Not Applicable to Institutional Land Use	PC	NA
	Adequate Public Schools (Sec. 5.16)	Not Applicable to Institutional Land Use	Technical	NA
Housing	Inclusionary Zoning (Sec. 3.10)	Not Applicable to Institutional Land Use	HSAB	NA
Lands caping	North Buffer (Estes Drive) (Sec. 5.6/Design Manual)	<u>Required</u> : A 30' type D buffer <u>Provided</u> : < 10' landscaping	CDC	M

	South Buffer (Sec. 5.6/Design Manual)	<u>Required:</u> 20' type C buffer <u>Provided:</u> 100'+ Existing Vegetation.	CDC	
	East Buffer (Sec. 5.6/Design Manual)	<u>Required:</u> 20' type C buffer <u>Provided:</u> 100'+ Existing Vegetation.	CDC	
	Tree Canopy (Sec. 5.7.2)	40% tree canopy coverage is required; >40% tree canopy will be provided.	CDC	
	Lighting Plan (Sec. 5.11)	0.3 foot-candles at property line is required.	Technical	FP
Environmental	Resource Conservation District (RCD) (Sec. 3.6)	50' RCD buffers are provided adjacent to each of the intermittent streams.	ESAB	
	Erosion and Sedimentation Control (Sec. 5.3.1)	More than 1 acre of land disturbance proposed, so a performance bond required.	Technical	FP
	Steep Slopes (Sec. 5.3.2)	The application will comply.	Technical	FP
	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)	Total land disturbance shall be determined as the design detail advances.	ESAB	
	Impervious Surface (Sec. 3.8)	Total impervious surface shall be determined as the design detail advances.	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"> • A dedicated left-turn lane from eastbound Estes Drive into each of the site accesses. • A center-turn lane from the project to Martin Luther King Jr. Blvd. • Bike lanes and greenways. • A bus stop will be provided in front of the property. • Signalization of one of the site accesses is being explored. 	TCAB	
	Vehicular Access (Sec. 5.8)	Two driveways are proposed.	TCAB	
	Bicycle Improvements (Sec. 5.8)	<ul style="list-style-type: none"> • Bicycle lanes will be constructed on Estes Drive. • Bicycle Parking will be provided in accordance with Town standards. 	TCAB	

Pedestrian Improvements (Sec. 5.8)	A greenway will 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)	Provided: 615 parking spaces are being requested, including police vehicle parking. Required: U-1 zoning uses OI-4 district standards which do not have minimum parking requirements. However, a minimum of 1:350 sq. ft. for public use facility is required: Minimum equivalency is 571.	TCAB	
Transit Improvements	A bus stop will be located along Estes Drive.	TCAB	
Bicycle Parking (Sec. 5.9)	Provided: >100 spaces. Required: U-1 zoning uses OI-4 district standards which do not have minimum bicycle parking requirements. However, a minimum of 2:4,000 sq. ft for public use facility is required: Minimum equivalency is 100.	TCAB	
Parking Lot Standards (Sec. 5.9)	The project will meet parking lot standards.	TCAB	FP
Fire	Aerial apparatus fire access provided with through the central plaza, which will be constructed to support fire equipment.	FP	
Solid Waste and Recycling (Sec. 5.13)	A Solid Waste Management Plan will be submitted.	Orange County Solid Waste	FP

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