

## **ORDINANCE A**

(Approving the Conditional Zoning Application)

### **AN ORDINANCE AMENDING THE CHAPEL HILL ZONING ATLAS TO REZONE THE PROPERTY LOCATED AT 4511 S. COLUMBIA STREET FROM DEVELOPMENT AGREEMENT-1 (DA-1) AND RESIDENTIAL LOW-DENSITY-1 (R-LD1) TO MIXED USE-VILLAGE-CONDITIONAL ZONING DISTRICT (MU-V-CZD) (PROJECT # CZD-22-1) (2023-XX-XX/O-X)**

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning submitted by owners Beechwood Obey Creek, LLC and the Town of Chapel Hill to rezone a 43-acre site located at 4511 S. Columbia Street on parcels and portions thereof identified as Orange County Parcel Identifier Number (PIN) 9787-13-0667, 9787-14-1770, 9787-14-4852, 9787-24-1209, 9787-23-8844, and 9787-24-4637 to allow a mixed-use development and finds that the amendment to the Zoning Atlas is:

- Consistent with the Town's Comprehensive Plan, per NCGS 160D-605; and
- Reasonable and in the public's interest, per NCGS 160D-605; and
- Warranted because of changing conditions and warranted to achieve the purposes of the Comprehensive Plan, per LUMO 4.4

WHEREAS, the application, if rezoned according to the district-specific plan dated February 17, 2023, and the conditions listed below would, per LUMO 4.4.3(f):

- 1) Conform with the applicable provisions of the Land Use Management Ordinance (LUMO) and Town Code
- 2) Conform with the Comprehensive Plan
- 3) Be compatible with adjoining uses
- 4) Mitigate impacts on surrounding properties and the Town as a whole
- 5) Be harmonious with existing and proposed built systems including utility infrastructure, transportation facilities, police and fire coverage, and other public services and facilities
- 6) Be harmonious with natural systems such as hydrology, topography, and other environmental constraints

### **MODIFICATIONS TO REGULATIONS**

WHEREAS, the Council of the Town of Chapel Hill finds, in this case, that the proposed development with the following requested modifications to regulations satisfies public purposes to an equivalent or greater degree:

- 1) LUMO Section 3.4.6: Mixed-Use Village-Conditional Zoning District (MU-V-CZD): Land use categories.** Reduce the amount of required office/commercial floor area from 25% to 2% of the total floor area.

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree because the development's primary focus is to provide diverse housing types. The proposed office/commercial floor area is intended to support the community by creating spaces for people to eat, shop, and work. It will also complement the adjacent development.

- 2) LUMO Section 3.6.3: Resource Conservation District (RCD) Regulations**

- a. Permitted Uses within RCD:** Allow streets, bridges, and other similar transportation facilities as shown on the district-specific plan as permitted uses in the Upland Zone.

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree because these uses provide safe and convenient vehicular access for emergency and service vehicles. They also establish adequate internal circulation to facilitate the movement of people, goods, services, and waste products in a safe and efficient manner.

- b. Land Disturbance:** Increase the disturbed area ratio allowed in the Upland Zone from 40% to a maximum of 55%.

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree because the increased disturbance is necessary to concentrate development on land west of Wilson Creek. It also allows the developer to install stormwater management facilities for water quality treatment. This aligns with the resource conservation district's goal of preserving the water quality of the town's actual or potential water supply sources.

- 3) LUMO Section 5.3.2 Critical Areas: Steep Slopes Land Disturbance.** Increase the amount of steep slope land disturbance from 25% to a maximum of 50% of the total combined area containing natural slopes 4:1 or greater.

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree because the increased disturbance is necessary to concentrate development on land west of Wilson Creek. The developer intends to preserve environmentally sensitive land east of the creek in a conservation easement for a future public greenway and trail.

- 4) LUMO Section 5.6.6: Landscaping, screening, and buffering: Required buffers.** Modify required buffer widths, types, and planting counts as shown below:

Location	Required
East* (adjoining wooded property and stream zoned R-LD1)	Maintain existing vegetation
West* (S. Columbia Street frontage)	Modified variable width Type 'D' buffer and planting counts as shown on the district-specific plan
North* (around existing church)	Modified variable width Type 'B' buffer and planting counts as shown on the district-specific plan
South (adjacent to other residential uses)	Will comply

\* Modified buffers are not eligible for an alternative buffer request.

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree because the landscape buffers will minimize the visual impact of the development, preserve environmentally sensitive areas along Wilson Creek, and create a complementary streetscape to the adjacent development.

## **CONDITIONAL ZONING DISTRICT**

NOW, THEREFORE, BE IT ORDAINED by the Council of the Town of Chapel Hill that the Council finds, in this case, the proposed rezoning with the following uses, subject to the conditions below, satisfies the intent and purposes of the Mixed Use-Village-Conditional Zoning District (MU-V-CZD).

BE IT FURTHER ORDAINED by the Council of the Town of Chapel Hill that the Chapel Hill Zoning Atlas be amended as follows:

### **SECTION I**

The following Orange County parcel(s) and portions thereof identified by Parcel Identifier Number (PIN) 9787-13-0667, 9787-14-1770, 9787-14-4852, 9787-24-1209, 9787-23-8844, and 9787-24-4637, described below, along with the area extending to the centerline of the adjoining S. Columbia Street right-of-way, shall be rezoned to Mixed Use-Village-Conditional Zoning District (MU-V-CZD):

Beginning at a point along the proposed Southern Right of Way of US 15-501. Said Point having an NC Grid Nad 83 Coordinate of N: 775609.48 E: 1981677.26. Thence South 44°56'37" East a distance of 153.24 feet to a point; thence South 04°36'07" West a distance of 260.48 feet to a point; thence South 02°36'15" West a distance of 346.98 feet to a point; thence South 38°45'27" West a distance of 83.38 feet to a point; thence South 00°04'59" East a distance of 397.30 feet to a point; thence South 12°53'05" East a distance of 310.63 feet to a point; thence South 14°00'59" West a distance of 292.32 feet to a point; thence South 87°25'42" West a distance of 158.42 feet to a point; thence South 09°10'59" West a distance of 299.76 feet to a point; thence South 31°19'15" West a distance of 345.71 feet to a point; thence South 60°45'12" West a distance of 295.34 feet to a point; thence South 11°35'26" East a distance of 280.18 feet to a point; thence South 23°07'58" East a distance of 116.13 feet to a point; thence North 83°33'28" West a distance of 783.18 feet to a point; thence North 18°20'38" East a distance of 470.37 feet to a point; thence North 18°20'38" East a distance of 657.30 feet to a point; thence North 18°20'38" East a distance of 171.00 feet to a point; thence North 18°20'38" East a distance of 322.28 feet to a point; thence with a curve turning to the right with an arc length of 131.18 feet, with a radius of 1294.24 feet, with a chord bearing of North 20°33'17" East, with a chord length of 131.12 feet to a point; thence with a compound curve turning to the right with an arc length of 240.06 feet, with a radius of 1294.24 feet, with a chord bearing of North 28°46'19" East, with a chord length of 239.72 feet to a point; thence North 34°05'09" East a distance of 137.64 feet to a point; thence North 33°16'09" East a distance of 24.57 feet to a point; thence North 38°15'12" East a distance of 60.19 feet to a point; thence North 33°45'23" East a distance of 194.76 feet to a point; thence South 57°32'03" East a distance of 178.04 feet to a point; thence North 29°19'27" East a distance of 130.53 feet to a point; thence North 12°09'52" West a distance of 150.15 feet to a point; thence North 85°44'29" West a distance of 70.99 feet to a point; thence North 34°15'42" East a distance of 500.95 feet to the Point of Beginning,

Having an area of 1,864,331 square feet, 42.80 acres

### **SECTION II**

BE IT FURTHER ORDAINED by the Council of the Town of Chapel Hill that the following conditions are hereby incorporated by reference:

1. Expiration of Conditional Zoning Atlas Amendment: An application for Zoning Compliance Permit must be filed by a date precisely 2 years from the date of this approval or the land shall revert to its previous zoning designation. [LUMO 4.4.5(f)]
2. Consent to Conditions: This approval is not effective until the property owner(s) provides written consent to the approval. Written consent must be provided within ten (10) business days of enactment by the Town Council.
3. Town-owned Parcel: *To be provided by developer.*
4. Land Use Intensity: This Conditional Zoning Atlas Amendment authorizes the following:

<b>Land Use Intensity</b>	
Permitted Uses	Dwelling units, multifamily, over 7 units Dwelling units, single-family (townhomes as approved by townhouse subdivision) Bank Barber shop/beauty salon Business-convenience Business-general Business, office-type Child/adult day care facility Clinic Recreation facility: commercial Personal services Customary accessory uses
Gross Land Area (GLA)	2,050,790 sq. ft.
Maximum Floor Area	952,866 sq. ft.
Minimum Non-Residential Floor Area	2%
Permitted Dwelling Units	688 total units including 88 affordable units (102 single-family attached, 586 multifamily units)
Dimensional Regulations	Per LUMO
Minimum and Maximum Off-Street Vehicular Parking (excluding townhomes)	436 minimum spaces 1,095 maximum spaces
Minimum Bicycle Parking	Townhomes: To be determined by developer All other uses, combined: 195 minimum spaces
Maximum Total Impervious Surface	Per LUMO (70% of Gross Land Area)
Maximum Land Disturbance	1,373,643 sq. ft.
Resource Conservation District Maximum Land Disturbance	Stream Side and Managed Use Zones land disturbance to comply with LUMO  Upland Zone Land Disturbance: 55%

Jordan Buffer Maximum Land Disturbance	Zone 1: 17,827 sq. ft. Zone 2: 16,205 sq. ft.
Steep Slopes Maximum Land Disturbance	50% of areas containing natural slopes 25% or greater
Minimum Tree Canopy Coverage	Per LUMO (40% of Net Land Area)
Minimum Recreation Area	94,336 sq. ft. on-site

4. Impervious Surfaces and Land Disturbance: The approval limits the amount of impervious area and land disturbance as indicated in the above Land Use Intensity Table. These limits apply to the entire site, including areas within the Resource Conservation District, areas containing steep slopes, and areas within Zone 1 and Zone 2 of the Jordan Riparian Buffer. Any changes to the maximum impervious area and land disturbance indicated above shall constitute a major modification and require additional review by Council.
5. Community Design Commission Review: The Community Design Commission shall review building elevations, including the location and screening of all HVAC equipment, and site lighting before the issuance of a Zoning Compliance Permit. After construction of all buildings is completed, commission review is not required for subsequent changes to building elevations and site lighting that do not require a Zoning Compliance Permit.
6. Transportation Management Plan: The developer shall submit a Transportation Management Plan, subject to Town Manager approval. This shall be provided with each application for a Final Plan Zoning Compliance Permit for building(s) or phase(s) related to the initial construction of this development. This plan shall include monitoring of electric vehicle parking spaces usage.
7. Recreation Space Payment: A minimum of 25 percent of the required recreation space shall be provided in the form of a payment. The developer shall provide a payment of \$283,003 prior to the issuance of a Zoning Compliance Permit for residential construction.
8. Bicycle Parking for Townhomes: The developer agrees to provide off-street bicycle parking spaces for the proposed townhomes.
9. Short-Term Rentals: The Homeowners' Association covenants or other applicable covenants and restrictions shall prohibit dedicated short-term rentals of 30 days or less.
10. Off-Street Parking in the Resource Conservation District: Though off-street vehicular parking is shown on the district-specific plan, off-street parking shall not be permitted in the Resource Conservation District without Council approval of a modification to regulation.
11. Stormwater Control Measures (SCMs): The proposed surface Stormwater Control Measures (wet ponds) shall provide water quality treatment, to be indicated on plans prior to the issuance of a Zoning Compliance Permit.

12. Jordan Riparian Buffer Encroachment: This approval does not permit the road and pond encroachments into the riparian buffer as shown on the district-specific plan because staff determined there is a practical alternative. The road and pond shall be relocated prior to the issuance of a Zoning Compliance Permit.

#### Affordable Housing

13. Affordable Housing Performance Agreement: An affordable housing performance agreement shall be executed between the developer, the town, and the non-profit agency that will administer the affordable housing units prior to issuance of a Zoning Compliance Permit for any residential construction (multifamily and/or single-family dwelling units).
14. Affordable Housing Plan: The developer shall provide the following:
- a. Breakdown of Affordable Units: The developer proposes the following affordable units:
    - i. 60 affordable for-sale condominiums
    - ii. 13 affordable for-sale townhomes
    - iii. 15 affordable rental apartments
    - iv. 88 total affordable units
  - b. Unit Size:
    - i. The affordable units will include a mix of studio, 1-, 2-, 3- and 4-bedroom units, in the approximate same proportion as the market rate units.
    - ii. Size of the affordable units meets or exceed the minimum size requirements found in Table 3.10-2 of the Land Use Management Ordinance.
  - c. Location: Affordable housing units shall be sited in multiple locations within the development. The affordable housing performance agreement shall include a description of the location of the affordable housing units to be approved by the Town Manager. No more than two (2) affordable units may be located within the same townhome building. No more than ten (10) affordable units may be located within the same condominium building
  - d. Pricing:
    - i. For Sale Units:
      - 1. 30 condominiums will be reserved for households earning 65% or less of the area median income (AMI)
      - 2. 30 condominiums and 13 townhomes will be reserved for households earning 80% or less of the area median income (AMI)
      - 3. The area median income (AMI) will be based on income data published annually by the U.S. Department of Housing and Urban Development for the Durham-Chapel Hill Metropolitan Statistical Area.
      - 4. Pricing of the for-sale units will consider the total cost of mortgage principal and interest, property taxes, homeowners and condo association fees, any mandatory maintenance fees, and homeowner's insurance such that a household's total housing costs do not exceed 30 percent of their household income.
    - ii. Rental Units:
      - 1. All 15 apartments will be reserved for households earning 65% or less of the area median income (AMI)

2. Pricing of the affordable rents shall comply with the following:
    - a. Maximum rental prices shall be calculated based on 30% of monthly household income at the specified AMI levels, adjusted for household size, minus housing-related costs.
    - b. Housing-related costs include rent, utilities (heat, water, sewer, electric, and gas) and other fees required by the owner or property manager.
    - c. Maximum housing costs are based on the Area Median Income for the Durham-Chapel Hill, NC HUD Metro Fair Market Rent Area published annually by the U.S. Department of Housing and Urban Development, found at [https://www.huduser.gov/portal/datasets/il/il2022/select\\_Geography.odn](https://www.huduser.gov/portal/datasets/il/il2022/select_Geography.odn).
    - d. Area median income for a given unit size shall be calculated assuming 1.5 persons per bedroom.
  - e. Phasing:
    - i. The affordable housing performance agreement shall include a phasing plan that identifies the number and type of affordable housing units to be completed per phase. The number of units shall be proportional for each phase. All affordable housing units shall not be proposed in a single phase.
    - ii. The designated affordable housing units must be completed prior to approval of the Zoning Final Inspection per phase.
  - f. Affordability Period:
    - i. The affordable for sale units will be affordable for a period of at least ninety-nine (99) years from the receipt of a Certificate of Occupancy.
    - ii. The affordability term for the affordable rental units shall be at least thirty (30) years from the receipt of a Certificate of Occupancy.
  - g. Design:
    - i. The affordable townhomes will be finished with similar exterior design, trim, materials, and details as the market-rate homes.
    - ii. The affordable townhomes will meet the same energy efficiency standards as the market-rate homes.
15. Housing Vouchers: The developer agrees to accept Housing Choice Vouchers from the renters of any rental unit, whether affordable or market rate units, for the 30-year period of affordability for the project

#### Transit and Road Improvements

16. Transit Improvements: Prior to Zoning Final Inspection, the developer shall provide a payment of \$100,000 for area transit improvements. The developer shall also continue coordinating with Town staff on the North-South Bus Rapid Transit development. If the Town has not constructed transit improvements within 1,000 feet of the property within five years following the issuance of the final certificate of occupancy, the developer may request, and the Town shall then provide a refund of this payment.
17. Road Improvements: The developer shall construct the road improvements stipulated by the traffic impact analysis, the Town, and North Carolina Department of Transportation, including:

- a. Access #1: U.S. 15/501 and Proposed Stop Controlled, Right In-Right Out
  - i. Construction of an exclusive northbound right turn lane with 200 feet of full storage and appropriate deceleration taper on U.S. 15/501.
  - ii. Construction of a single ingress lane and single right turn-only egress lane with a minimum of 100 feet full storage on the site access.
  - iii. Provision of a minimum 100 feet of protected internal driveway stem length prohibiting all turning and parking maneuvers on the site access.
- b. Access #2: U.S. 15/501 and Market Street Signalized Intersection
  - i. Construction of an exclusive northbound right turn lane with 425 feet of full storage and appropriate deceleration taper on U.S. 15/501.
  - ii. Construction of a single ingress lane and dual egress lanes consisting of an exclusive left turn lane with 150 feet of full storage and a combination thru-right turn lane.
  - iii. Provision of a minimum 150 feet of protected internal driveway stem length prohibiting all turning and parking maneuvers on the site access.
  - iv. Accommodation of existing northbound and southbound U-turn movements.
  - v. Modification of existing signal to accommodate the new intersection geometry.
- c. Access #3: U.S. 15/501 and Sumac Drive Intersection
  - i. Provision of a new connection served by a directional median crossover at this location.
  - ii. Construction of an exclusive southbound left turn lane with 175 feet of full storage and appropriate transitions per North Carolina Department of Transportation requirements on U.S. 15/501.
  - iii. Construction of an exclusive northbound left turn lane with 150 feet of full storage and appropriate transitions per North Carolina Department of Transportation requirements on U.S. 15/501.
  - iv. Construction of an exclusive northbound right turn lane with 300 feet of full storage and appropriate transition on U.S. 15/501.
  - v. Construction of a single ingress lane and a single right turn-only egress lane with a minimum of 225 feet of full storage on the site access.
  - vi. Provision of a minimum of 225 feet of protected internal driveway stem length prohibiting all turning and parking maneuvers on the site access.
  - vii. Construction of traffic signal to accommodate the new intersection geometry.
- d. Multimodal Access
  - i. Construction of a 6-foot-wide sidewalk and 5-foot-wide raised bike lane along the U.S. 15/501 frontage.
  - ii. Construction of pedestrian crossings, ramps, and signalization at Market Street and Site Access Drive #2.
  - iii. Provision of a safe, signalized pedestrian crossing at U.S. 15/501 and Sumac Drive/Access #3 Intersection.

#### Sustainability

18. Sustainability: The developer shall provide a finalized Energy Management Plan that addresses items listed below. The Energy Management Plan may be phased but must



be approved prior to issuance of a Zoning Compliance Permit. After construction of all buildings is completed, an update to the plan may be requested for subsequent changes that require a Zoning Compliance Permit.

- a. The plan shall:
  - i. Demonstrate how the developer utilizes sustainable energy, currently defined as solar, wind, geothermal, biofuels, hydroelectric power
  - ii. Confirm if the developer will consider purchasing carbon offset credits and green power production through coordination with the NC GreenPower program
  - iii. Demonstrate how the development incorporates a "20% more energy efficient" feature relative to the energy efficiency standard of the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE), as amended and in effect at the time of this Conditional Zoning approval (e.g., ASHRAE 90.1 2019). The developer may use comparable standards generally recognized as applicable to building energy consumption, as amended and in effect at the time of building permit issuance.
- b. If requested, the developer agrees to provide a report of the actual energy performance of the plan, as implemented, during the period ending one year after issuance of the final certificate of occupancy.

## **TOWN OF CHAPEL HILL – CONDITIONAL ZONING STANDARD CONDITIONS**

The following standard conditions are supplemental to site-specific conditions as set by Town Council-approved ordinance. Unless modified by the site-specific conditions noted above, these standards apply to all development permitted by Conditional Zoning.

### Access

19. Accessibility Requirements: Prior to issuance of a Certificate of Occupancy, the developer shall provide the minimum required handicapped infrastructure according to the Americans with Disabilities Act and associated codes and standards.

### Transportation

20. Transportation Management Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall submit a Transportation Management Plan, subject to Town Manager approval. The Transportation Management Plan shall include monitoring of electric vehicle parking spaces usage. [LUMO 4.4.3]
21. Bicycle Parking: Prior to issuance of a Zoning Compliance Permit, the developer shall provide dimensioned details that comply with the Town parking standards for required and/or proposed bicycle parking spaces. Bicycle parking spaces should be placed near building entrances. The spaces must comply with the Spring 2010 Association of Pedestrian and Bicycle Professionals Guidelines and the Class I and Class II bicycle parking standards required by the Town Design Manual. [LUMO 5.9.7]
22. Parking Lot: Any newly proposed parking lots, including additions to existing parking lots, shall be constructed to Town standards for dimensions and pavement design. [LUMO 5.9.5]

23. Parking Lot Landscape and Screening: The parking lot landscape design shall adhere to the standards of the Chapel Hill Land Use Management Ordinance. [LUMO 5.9.6]
24. Lighting: Prior to issuance of a Zoning Compliance Permit, the developer shall design street lighting along the site frontage. Design and construction details must be approved by the Town Manager and the North Carolina Department of Transportation (NCDOT). Lighting shall be installed prior to issuance of a Zoning Final Inspection.
25. Driveway Permit: The developer must obtain an approved driveway permit and/or encroachment agreement(s) prior to beginning any proposed work within the NCDOT right-of-way. As a condition of the permit, the permittee shall be responsible for the design and construction of stipulated improvements in accordance with NCDOT requirements. An approved permit will be issued upon receipt of approved roadway and signal construction plans, inspection fees, and any necessary performance and indemnity bonds.
26. Pavement Markings: Any pavement markings proposed within the public street rights-of-way shall be long life thermoplastic. Pavement markers shall be installed if they previously existed on the roadways.
27. Off-Site Construction Easements: Prior to any development associated land disturbance on abutting properties, the developer shall provide documentation of approval from the affected property owner(s). [LUMO 5.8.1]
28. Sight Distance Triangles: Prior to issuance of a Certificate of Occupancy, the developer shall provide the Town of Chapel Hill with standard sight distance triangles at the proposed driveway locations. [Town Design Manual]
29. Low Vision Design Features: Any proposed pedestrian facilities should incorporate low vision design features as feasible.
30. Repairs in Public Right-of-Way: Prior to issuance of a Certificate of Occupancy, the developer shall repair all damage for work in the public right-of-way related to the construction of this project, which may include pavement milling and overlay. The design of such repairs must be reviewed and approved by the Town Manager and NCDOT prior to issuance of a Zoning Final Inspection. [Town Code 17-40]
31. Street Closure Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall provide a street closure plan, subject to Town Manager and NCDOT approval, for any work requiring street, sidewalk, or lane closure(s). [Town Code 21-7.1]
32. Work Zone Traffic Control Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall provide a Work Zone Traffic Control Plan and a Construction Management Plan for approval by the Town Manager and NCDOT. The Work Zone Traffic Control Plan shall comply with the U.S. Department of Transportation Manual on Uniform Traffic Control Devices. The Construction Management Plan shall provide staging, construction worker parking, construction vehicle routes, and hours of construction. [Town Code 17-47]

#### Landscaping and Building Elevations

33. Invasive Exotic Vegetation: Prior to issuance of a Zoning Compliance Permit, the developer shall identify on the planting plan any known invasive exotic species of

vegetation, as defined by the Southeast Exotic Pest Plant Council (SE-EPPC), and provide notes indicating removal of these species from the landscape buffer areas prior to planting. [Town Design Manual]

34. Alternate Buffer: Prior to issuance of a Zoning Compliance Permit, review shall be required from the Community Design Commission for any proposed alternate buffer. [LUMO 5.6.8]
35. Landscape Protection: Prior to issuance of a Zoning Compliance Permit, a detailed Landscape Protection Plan shall be approved. The plan shall include a complete and currently updated tree survey showing critical root zones of all rare and specimen trees and labeled according to size and species. The plan shall also indicate which trees will be removed and which will remain. The plan shall also include standard notes, fencing details, and location of fencing. [LUMO 5.7.3]
36. Tree Protection Fencing: Prior to issuance of a Zoning Compliance Permit, the developer shall provide a detail of a tree protection fence and a note on the Final Plans indicating that tree protection fencing will be installed prior to land-disturbing activity on the site. The plans shall include continuous tree protection fencing around construction limits and indicated construction parking and materials staging/storage areas, and Town standard landscaping protection notes, subject to Town Manager approval. [LUMO 5.7.3]
37. Landscape Planting Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall provide a detailed Landscape Planting Plan with a detailed planting list, subject to Town Manager approval. [LUMO 4.4.5]
38. Tree Canopy: A minimum of tree canopy coverage shall be provided through a combination of retained and replanted trees unless a modification to regulations is approved. Calculations demonstrating compliance with Chapel Hill Land Use Management Ordinance Section 5.7.2 shall be included. [LUMO 5.7.2]
39. Retaining Wall Construction: If applicable, the final design and location of all retaining walls shall be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
40. Demolition Plan: Prior to beginning any proposed demolition activity, the developer must obtain demolition permits from both the Planning and Inspections departments. While the demolition component may be submitted to Planning in tandem with the Zoning Compliance Permit for new construction, a separate stand-alone demolition permit shall be issued prior to an Inspection's Demolition permit. Further, prior to the issuance of a demolition permit for all existing structures 500 square feet or larger, Orange County Solid Waste staff shall conduct a deconstruction assessment pursuant to the County's Regulated Recyclable Materials Ordinance (RRMO).
41. Lighting Plan Approval: Prior to issuance of a Zoning Compliance Permit, the Community Design Commission shall review a lighting plan and shall take additional care during review to ensure that the proposed lighting plan will minimize upward light pollution and off-site spillage of light. [LUMO 8.5.5]

#### Environment

42. Stormwater Management Plan: Development projects must comply with *Section 5.4 Stormwater Management* of the Chapel Hill Land Use Management Ordinance. [LUMO 5.4]
43. Phasing Plan: If phasing of the project is proposed, then the developer shall provide a Phasing Plan as part of the Zoning Compliance Permit. The Phasing Plan also shall detail which public improvements and stormwater management structures will be completed in each phase prior to requesting a Certificate of Occupancy. Construction for any phase shall not begin until all public improvements in previous phases have been completed, and a note to this effect shall be provided on the final plans. [LUMO 4.4.5]
44. Erosion Control Bond: If one acre or more is to be uncovered by land-disturbing activities for the project, then a performance guarantee in accordance with *Section 5-97.1 Bonds* of the Town Code of Ordinances shall be required prior to final authorization to begin land-disturbing activities. [Town Code 5-98]
45. Sediment Control: The developer shall take appropriate measures to prevent and remove the deposit of wet or dry sediments on adjacent roadways. [Town Code 5-86]
46. Erosion Control Inspections: In addition to the requirement during construction for inspection after every rainfall, the developer shall inspect the erosion and sediment control devices daily, make any necessary repairs or adjustments to the devices, and maintain inspection logs documenting the daily inspections and any necessary repairs. [Orange County Erosion Control]
47. Erosion Control: The developer shall provide a copy of the approved erosion and sediment control permit from Orange County Erosion Control Division prior to receiving a Zoning Compliance Permit. During the construction phase, additional erosion and sediment controls may be required if the proposed measures do not contain the sediment. Sediment leaving the property is a violation of the Town's Erosion and Sediment Control Ordinance. [Town Code 5-98]
48. Stormwater Control Measure: The proposed stormwater control measures for the site shall be designed to meet the current North Carolina Division of Environmental Quality Design Manual and Town of Chapel Hill Public Works Engineering Design Manual. [LUMO 5.4.3]
49. Storm Drain Inlets: The developer shall provide pre-cast inlet hoods and covers stating, "Dump No Waste! Drains to Jordan Lake", in accordance with the specifications of the Town Standard Detail SD-4A, SD-5A, SD-5C include all applicable details\*, for all new inlets for private, Town and State rights-of-way. [Town of Chapel Hill Design Manual]
50. On-Site/Adjacent Stormwater Features: The final plans shall locate and identify existing site conditions, including all on-site and adjacent stormwater drainage features, prior to issuance of a Zoning Compliance Permit. The final plans must provide proper inlet protection for the stormwater drainage inlets on or adjacent to the site to ensure the stormwater drainage system will not be obstructed with construction debris. [Town of Chapel Hill Design Manual]
51. Repair/Replacement of Damaged Stormwater Infrastructure: Existing stormwater infrastructure that is damaged as a result of the project demolition or construction

must be repaired or replaced, as specified by the Stormwater Management Engineer, prior to requesting a Certificate of Occupancy. [Town of Chapel Hill Design Manual]

52. Performance Guarantee: A performance and maintenance guarantee in an amount satisfiable to the Town Manager shall be provided to meet the requirement of Section 4.9.3 of the Land Use Management Ordinance prior to the approval of Constructional plans. The performance guarantees and maintenance guarantees shall be satisfactory as to their form and manner of execution, and as to the sufficiency of their amount in securing the satisfactory construction, installation, or maintenance of the required stormwater control measure. The performance surety shall be an amount equal to one hundred and twenty-five percent (125%) of the total cost of uncompleted stormwater control measure(s) and conveyances prior to final plat recordation. The total cost of the storm water control measure(s) and conveyance(s) shall include the value of all materials, piping, and other structures, seeding and soil stabilization, design and engineering, grading, excavation, fill, and other work. The developer shall submit unit cost information pertaining to all storm water control measure(s) and/or bids from the grading contractor hired to perform the work and any change orders related thereto as a method to determine the basis for cost of the work. The final cost determination shall be made by the Stormwater Management Division, taking into consideration any additional costs as deemed necessary for completion of the stormwater control measure(s) and conveyance(s).

Upon completion of the storm water control measures(s) and other improvements and acceptance by the Town after final site inspection, the one hundred and twenty-five percent (125%) of the performance surety shall be released to the developer and a maintenance bond in an amount of twenty-five (25) percent of the construction cost estimate shall be submitted by the developer prior to the issuance of certificate of occupancy. No sooner than one year after the recording date of the deed(s), easements and maintenance agreement, the owner may request release of the remainder of the maintenance bond. Upon request by the owner, the Stormwater Management Division shall inspect the storm water control structure(s) to determine that the storm water measure(s) are performing as required by this Ordinance. The Stormwater Management Division, upon determining that the storm water control(s) are performing as required by this Ordinance, and after any repairs to the storm water control structure(s) are made by the owner, shall release the remaining maintenance bond. [LUMO 4.9.3]

53. Energy Efficiency: Prior to issuance of a Zoning Compliance Permit, an energy efficiency plan shall incorporate a "20 percent more energy efficient" feature relative to the 90.1 energy efficiency standard of the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE), as amended and in effect at the time of Special Use Permit issuance. Comparable standards generally recognized as applicable to building energy consumption, as amended and in effect at the time of building permit issuance, may be used by the developer when incorporating the "20 percent more energy efficient" feature into the final plans. An energy model should be used to demonstrate that the design will meet the aforementioned energy performance target. [Town Policy April 2007]
54. Energy Management Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall submit an Energy Management Plan (EMP) for Town approval. The plan shall: a) consider utilizing sustainable energy, currently defined as solar, wind, geothermal, biofuels, hydroelectric power; b) consider purchase of carbon offset credits and green power production through coordination with the NC GreenPower

program; c) provide for 20 percent more efficiency that also ensures indoor air quality and adequate access to natural lighting, and allows for the proposed utilization of sustainable energy in the project; and (d) if requested, provide for the property owner to report to the Town of Chapel Hill the actual energy performance of the plan, as implemented, during the period ending one year after occupancy. [Town Policy April 2007]

#### Recreation

55. Recreation Space (Multi-Family): A minimum of 25 percent of the required Recreation Space for the project shall be provided in the form of a payment in lieu. The payment in lieu shall be paid prior to the issuance of a Zoning Compliance Permit.
56. Recreation Area (Subdivision): A minimum of 25 percent of the required Recreation Area for the project shall be provided in the form of a payment in lieu. The payment in lieu shall be paid prior to the issuance of a Zoning Compliance Permit.

#### Water, Sewer, and Other Utilities

57. Utility/Lighting Plan Approval: The final utility/lighting plan shall be approved by Orange Water and Sewer Authority (OWASA), Duke Energy Company, other applicable local utility service providers, and the Town Manager before issuance of a Zoning Compliance Permit. The developer shall be responsible for assuring that these utilities can continue to serve the development. In addition, detailed construction drawings shall be submitted to OWASA for review/approval prior to issuance of a Zoning Compliance Permit. [LUMO 4.4.5]
58. Lighting Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall submit site plans, sealed by a Professional Engineer, for Town Manager approval, as well as other required documents to satisfy the lighting requirements of Section 5.11 of the Land Use Management Ordinance including: submission of a lighting plan; providing for adequate lighting on public sidewalks, including driveway crossings; and demonstrating compliance with Town standards. [LUMO 5.11]
59. Water/Sewer Line Construction: All public water and sewer plans shall be approved by and constructed according to OWASA standards. Where sewer lines are located beneath drive aisles and parking areas, construction methods approved by OWASA shall be employed to ensure that sewer lines will not be damaged by heavy service vehicles. [LUMO 5.12.1]
60. OWASA Approval: Prior to issuance of a Zoning Compliance Permit, any easement plats and documentation as required by OWASA and the Town Manager shall be recorded. [LUMO 5.12]
61. Irrigation: If permanent irrigation is proposed to support landscaping, an irrigation plan shall be submitted which includes the use of smart technologies to conserve water and energy.

#### Homeowner Association

62. Homeowners' Association: A Homeowners' Association shall be created that has the capacity to place a lien on the property of a member who does not pay the annual charges for maintenance of all common areas, however designated. The Homeowners'

Association documents shall be approved by the Town Manager prior to recordation at the Orange County Register of Deeds Office and shall be cross-referenced on the final plat. The Homeowners' Association documents shall comply with Section 4.6.7 of the Land Use Management Ordinance. The Homeowners' Association covenants shall not exclude home occupation businesses as regulated by the Town of Chapel Hill.

63. Homeowners' Association Responsibilities: The Homeowners' Association shall be responsible for the maintenance, repair, and operation of required bufferyard(s), open space, recreation areas, paths, community garden, and shared stormwater management facilities.
64. Dedication and Maintenance of Common Area to Homeowners' Association: The developer shall provide for Town Manager review and approval, a deed conveying to the Homeowners' Association all common areas, however designated, including the community garden; recreation space; open space and common areas; the bufferyards; and stormwater management facilities. That the Homeowners' Association shall be responsible for the maintenance of the proposed internal subdivision roads until the NCDOT or the Town assumes ownership of the internal streets. These documents shall be reviewed and approved by the Town Manager prior to recordation at the Orange County Register of Deeds Office and cross-referenced on the final plat.
65. Solar Collection Devices: The Homeowners' Association, or similar entity, shall not include covenants or other conditions of sale that restrict or prohibit the use, installation, or maintenance of solar collection devices, including clotheslines.

#### Fire Safety

66. Fire Sprinklers: The developer shall install sprinklers under the North Carolina Fire Protection Code (NC FPC) prior to issuance of a Certificate of Occupancy. Prior to issuance of a Zoning Compliance Permit, the plans shall show all proposed fire department connections to such systems. [TOWN CODE 7-56]
67. Gates and Barricades: Where required or authorized by the fire code official and permanent or temporary (construction), any gates across fire apparatus access roads shall be a minimum width of 20 feet, be of swinging or sliding type, have an emergency means of operation, shall be openable by either forcible entry or keyed, capable of being operated by one person, and shall be installed and maintained according to UL 325 and ASTM F 2200. [NC FPC 2018, 503.5, 503.6, D103.5]
68. Grade and Approach: Fire apparatus access roads shall not exceed 10 percent in grade unless approved by the fire chief, and all approach and departure angles shall be within the limits established based on the Fire Department's apparatus. [NC FPC 2018, 503.2.7, 503.2.8 and D103.2]
69. Fire Protection and Utility Plan: A fire flow report for hydrants within 500 feet of each building shall be provided and demonstrate the calculated gallons per minute with a residual pressure of 20 pounds per square inch. The calculations should be sealed by a professional engineer licensed in the State of North Carolina and accompanied by a water supply flow test conducted within one year of the submittal. Refer to the Town Design Manual for required gallons per minute.
70. Fire Department Connections and Standpipes: When the building being constructed requires standpipes, a temporary standpipe connection will be constructed with ready

Fire Department Access when the building is not more than 40 feet in height. Such standpipes shall provide usable connections adjacent to the stairs and shall continue with building progression always being not more than one floor below the highest floor of the building. [NC FPC 912 & NC FPC 2018 3313]

71. Fire Command Center: Where required in the North Carolina Fire Protection Code and in all high-rise buildings, a fire command center must be constructed in accordance with Section 508, NC FPC 2018.
72. Aerials: Where a building exceeds 30 feet in height OR 3 stories above the lowest level of Fire Department Access, overhead power and utility lines shall not be allowed within the aerial apparatus access roadway and the roadway shall have an unobstructed width of 26 feet exclusive of the shoulders. At least one of the apparatus access roadways shall be located within a minimum of 15 feet and maximum of 30 feet from one complete side of the building. [NC FPC 2018 D105.1, D105.2, D105.3, D105.4]
73. Fire Apparatus Access Road: Any fire apparatus access roads (any public/private street, parking lot access, fire lanes and access roadways) used for fire department access shall be all-weather and designed to carry the imposed load of fire apparatus weighing at least 80,000 lbs. Fire apparatus access roads shall have a minimum width of 20 feet exclusive of shoulders with an overhead clearance of at least 13 feet 6 inches for structures not exceeding 30 feet in height and shall provide access to within 150 feet of all exterior portions of the building. Structures exceeding 30 feet in height shall be provided with an aerial apparatus access road 26 feet in width in the immediate vicinity of the building or portion thereof and shall provide at least one of the required access roads to be located not less than 15 feet and not more than 30 feet from the structure parallel to one entire side of the structure. [NC FPC 2018 502.1, 503.1.1, 503.2.1, D102.1 SECOND ACCESS DEPENDENT UPON NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVAL]
74. Dead End Access Roads: Dead end fire apparatus access roads exceeding 150 feet shall have a designated turn around. The turnaround shall meet one of the design standards of NC FPC 2018, Appendix D table D 103.4.
75. Building Height: Buildings exceeding 30 feet or three stories in height must have at least two means of fire apparatus access separated by at least one half the diagonal distance of the building. [NC FPC 2018, D104.1, D104.3 DEPENDENT UPON NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVAL]
76. Fire Access: Prior to issuance of a Certificate of Occupancy, fire access shall be reviewed and approved by the Town of Chapel Hill.
77. Fire Apparatus Access Road Authority: The fire code official shall have the authority to increase the minimum access widths where they are deemed inadequate for fire and rescue operations. [NC FPC 2018 503.2.2]
78. Hydrants Active: The developer shall provide active fire hydrant coverage, acceptable to the Fire Department, for any areas where combustible construction materials will be stored or installed, prior to having such materials delivered to the site. All required fire hydrants must be installed, active, and accessible for the Fire Department use prior to the arrival of combustible materials on site. Fire protection systems shall be installed according to Town Ordinance, the NC Fire Protection Code, and National Fire Protection Association Standard #13. [NC Fire Protection Code 2018 Section 501.1 & 3312]



79. Fire Hydrant and FDC Locations: The Final Plans shall indicate the locations of existing and proposed fire hydrants and Fire Department Connections (FDC). Fire Department Connections shall be located on the street side of the building within 100 feet of a hydrant. Hydrant spacing shall comply with the Town Design Manual. Design shall be reviewed and approved by the Town Manager prior to issuance of a Zoning Compliance Permit. [NC FPC 2018 Section 501.5.1.1]
80. Firefighting Access During Construction: Vehicle access for firefighting shall be provided to all construction or demolition sites including vehicle access to within 100 feet of temporary or permanent fire department connections and hydrants. Vehicle access shall be provided by either temporary or permanent roads capable of supporting vehicle loading under all weather conditions. [NC FPC 2018, Section 3310.1]
81. Premise Identification: Approved building address numbers, placed in a position acceptable to the fire code official, shall be required on all new buildings. [NC FPC 2018, 505.1]
82. Key Boxes: Where required by the fire code official, a secure key box, mounted on the address side of the building, near the main entrance, shall be provided to ensure adequate access to the building based on life safety and/or fire protection needs. [NC FPC 2018, 506]
83. Automatic Fire Sprinkler System Required: An automatic fire sprinkler system meeting the requirements of NFPA Standard #13 and Town Code 7-56 is required to be installed in non-residential construction.
84. Fire Department Connections, Locations: Any required FDCs for any buildings shall meet the design and installation requirements for the current, approved edition of NFPA 13, 13D, 13R, or 14 of the NC FPC 2018 and Town Code 7-38 for location. FDCs shall be installed within 100 feet of a hydrant or unless otherwise approved by the fire code official and shall not be obstructed or hindered by parking or landscaping. FDCs shall be equipped with National Standard Thread (NST) and be a 2.5" siamese.
85. Fire Department Connections, Installation: A working space of not less than 36 inches in width and depth and a working space of 78 inches in height shall be provided on all sides with the exception of wall mounted FDCs unless otherwise approved by the fire code official. The FDCs where required must be physically protected from impacts by an approved barrier. [NC FPC 2018, 912.1, 912.2 912.2.1, 312]
86. Fire Apparatus Access for Chapel Hill Fire Department: All fire department access determinations shall be based upon Chapel Hill Fire Department apparatus specifications (data specifications provided by Office of the Fire Marshal/Life Safety Division) and field verification. All proposed fire department access designs shall be reviewed and shall also pass field inspection.
87. Fire Flow Report: The Final Plan application shall include a fire flow report sealed by an Engineer registered in the State of North Carolina. An OWASA flow test must be provided with the report. Fire flow shall meet the 20 psi or exceed the requirements set forth in the Town Design Manual. The Fire Flow Report shall be reviewed and approved by the Town Manager prior to issuance of a Zoning Compliance Permit. [Town Design Manual]

88. Fire Lane: Prior to issuance of a Certificate of Occupancy, any fire lane shall be marked and signed in accordance with Town standards, with the associated plans approved by the Town Manager prior to issuance of a Zoning Compliance Permit. [NC FPC, Sections 2018 503.3, D103.6, D103.6.1, D103.2]
89. Emergency Responder Radio Coverage in New Buildings: All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. [NC FPC 2018 Section 510.1]

#### Solid Waste Management and Recycling

90. Solid Waste Management Plan: Prior to issuance of a Zoning Compliance Permit, a detailed Solid Waste Management Plan, including a recycling plan and a plan for managing and minimizing construction debris, shall be approved by the Town Manager and Orange County Solid Waste (OCSW). The plan shall include dimensioned, scaled details of any proposed refuse/recycling collection areas, associated screening, and protective bollards, if applicable. Each bulk waste container shall be labeled as to type of material to be collected. If a refuse compactor is proposed or if the collection enclosure is not accessible by Town vehicles, the developer shall provide documentation of an agreement for solid waste collection by a private provider prior to issuance of a Zoning Compliance Permit. [Orange County Solid Waste]
91. Construction Waste: Clean wood waste, scrap metal and corrugated cardboard (Regulated Recyclable Materials), all present in construction waste, must be recycled. All haulers of construction waste containing Regulated Recyclable Materials must be properly licensed with Orange County Solid Waste. The developer shall provide the name of the permitted waste disposal facility to which any land clearing or demolition waste will be delivered. [Orange County Solid Waste]
92. Deconstruction Assessment: For any existing structure 500 square feet or larger a deconstruction assessment shall be conducted by OCSW staff prior to the issuance of a demolition permit pursuant to the County's Regulated Recyclable Materials Ordinance (RRMO). Prior to any demolition or construction activity on the site, the developer shall hold a pre-demolition/pre-construction conference with Solid Waste staff. This may be held at the same pre-construction meeting held with other development/enforcement officials.

#### State and Federal Approvals

93. State or Federal Approvals: Any required State or federal permits or encroachment agreements (e.g., 401 water quality certification, 404 permit) shall be approved and copies of the approved permits and agreements be submitted to the Town of Chapel Hill prior to the issuance of a Zoning Compliance Permit. [NC State; Federal Permits]
94. North Carolina Department of Transportation Approvals: Prior to issuance of a Zoning Compliance Permit, plans for any improvements to State-maintained roads or in associated rights-of-way shall be approved by NCDOT. [NC Department of Transportation]

#### Miscellaneous

95. Construction Management Plan: A Construction Management Plan shall be approved by the Town Manager prior to issuance of a Zoning Compliance Permit. The construction management plan shall: 1) indicate how construction vehicle traffic will be managed, 2) identify parking areas for on-site construction workers including plans to prohibit parking in residential neighborhoods, 3) indicate construction staging and material storage areas, 4) identify construction trailers and other associated temporary construction management structures, and 5) indicate how the project construction will comply with the Town's Noise Ordinance. [Town Design Manual Chapter 10]
96. Traffic and Pedestrian Control Plan: The developer shall provide a Work Zone Traffic Control Plan for movement of motorized and non-motorized vehicles on any public street that will be disrupted during construction. The plan must include a pedestrian management plan indicating how pedestrian movements will be safely maintained. The plan must be reviewed and approved by the Town Manager prior to the issuance of a Zoning Compliance Permit. At least 5 working days prior to any proposed lane or street closure the developer must apply to the Town Manager for a lane or street closure permit. [Town Code 17-42]
97. Construction Sign Required: The developer shall post a construction sign at the development site that lists the property owner's representative and telephone number, the contractor's representative and telephone number, and a telephone number for regulatory information at the time of issuance of a Building Permit, prior to the commencement of any land disturbing activities. The construction sign may have a maximum of 32 square feet of display area and maximum height of 8 feet. The sign shall be non-illuminated and shall consist of light letters on a dark background. Prior to the issuance of a Zoning Compliance Permit, a detail of the sign shall be reviewed and approved by the Town Manager. [LUMO 5.14.4]
98. Schools Adequate Public Facilities Ordinance: If applicable, the developer shall provide the necessary Certificates of Adequacy of Public Schools or an exemption prior to issuance of a Zoning Compliance Permit. [LUMO 5.16]
99. Open Burning: The open burning of trees, limbs, stumps, and construction debris associated with site development is prohibited. [Town Code 7-7]
100. Detailed Plans: Prior to the issuance of a Zoning Compliance Permit, final detailed site plans, grading plans, utility/lighting plans, stormwater management plans (with hydrologic calculations), landscape plans, and landscape maintenance plans shall be approved by the Town Manager. Such plans shall conform to plans approved by this application and demonstrate compliance with all applicable regulations and the design standards of the Chapel Hill Land Use Management Ordinance and the Design Manual. [LUMO 4.4.5]
101. Certificates of Occupancy: No Certificates of Occupancy shall be issued until all required public improvements are complete. A note to this effect shall be placed on the final plats.

If the Town Manager approves a phasing plan, no Certificates of Occupancy shall be issued for a phase until all required public improvements for that phase are complete, and no Building Permits for any phase shall be issued until all public improvements required in previous phases are completed to a point adjacent to the new phase. A note to this effect shall be placed on the final plats.

102. Traffic Signs: The developer shall be responsible for placement and maintenance of temporary regulatory signs before issuance of any Certificates of Occupancy.
103. New Street Names and Numbers: The name of the development and its streets and house/building numbers shall be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
104. As-Built Plans: Prior to the issuance of a Certificate of Occupancy, the developer shall provide certified as-built plans for building footprints, parking lots, street improvements, storm drainage systems and stormwater management structures, and all other impervious surfaces, and a tally of the constructed impervious area. The as-built plans should be in DXF binary format using State plane coordinates and NAVD 88. [Town Design Manual Chapter 10]
105. Vested Right: This Conditional Zoning or Conditional Zoning modification constitutes a site-specific vesting plan (and is defined as such in the Chapel Hill Land Use Management Ordinance) establishing a vested right as provided by N.C.G.S. Section 160D-108.1 and the Chapel Hill Land Use Management Ordinance. During the period of vesting this permit may be subject to subsequent changes to Town regulations to the extent such regulations have been enacted under authority other than the Town's zoning authority.
106. Continued Validity: Continued validity and effectiveness of this approval shall be expressly conditioned on the continued compliance with the plans and conditions listed above.
107. Non-Severability: If any of the above conditions is held to be invalid, approval in its entirety shall be void.
108. Not-Comprehensive: The listing of these standard stipulations, and the specific stipulations applicable to this Permit, is not intended to be comprehensive and does not exclude other state and local laws and regulations which may be applicable to this Permit and development project.

BE IT FURTHER RESOLVED that the Council hereby approves the application for Conditional Zoning for South Creek at 4511 S. Columbia Street.

This the Xth day of XX, 2023.