











Project Summary


Overview

Site Description	
Project Name	Project Triumph
Address	7300 Millhouse Road
Property Description	835,568 sq. ft. (19.2 acres)
Existing	Single Family Residential
Orange County Parcel Identifier Numbers	9870-89-2007
Existing Zoning	Mixed Use – Residential - 1 (MU-R-1)
Proposed Zoning	Light Industrial – Conditional Zoning District (LI-CZD)

Topic	Comment	Status
Proposal		
Use/Density (Sec 3.7)	Office, Research, and Light Manufacturing	
Dimensional Standards (Sec. 3.8)	Required and proposed: 15’ street setback, 10’ interior setback, and 10’ solar setback.	
Floor area (Sec. 3.8)	No maximum requirement; 110,000 sq. ft. proposed	
Modifications to Regulations (Sec. 4.5.6)	None	NA
Adequate Public Schools (Sec. 5.16)	NA	NA
Inclusionary Zoning (Sec. 3.10)	NA	NA
Landscape		
Buffer – North (Sec. 5.6.2)	Not required	NA
Buffer – East (Sec. 5.6.2)	Not required	NA
Buffer – South (Sec. 5.6.2)	10’ Internal Type “B”	
Buffer - West (Sec. 5.6.2)	15’ Street Buffer	
Tree Canopy (Sec. 5.7)	Minimum 20% canopy	
Landscape Standards (Sec. 5.9.6)	Constructed to Town standards	
Environment		
Resource Conservation District (Sec. 3.6)	Shown on plans	

Erosion Control (Sec. 5.3.1)	More than 1 acre of land disturbance proposed; Performance bond required.	FP
Steep Slopes (Sec. 5.3.2)	No steep slopes proposed to be disturbed	
Stormwater Management (Sec. 5.4)	Will be provided at final plans	FP
Land Disturbance	Will be provided at final plans	FP
Impervious Surface (Sec. 3.8)	Maximum 60%	
Solid Waste & Recycling	Will be provided on site; detail at final plans	FP
Jordan Riparian Buffer (Sec. 5.18)	Shown on plans	
Access and Circulation		
Road Improvements (Sec. 5.8)	None	NA
Vehicular Access (Sec. 5.8)	General locations shown on plans	
Bicycle Improvements (Sec. 5.8)	Will be provided on final plans	FP
Pedestrian Improvements (Sec. 5.8)	Will be provided on final plans	FP
Traffic Impact Analysis (Sec. 5.9)	No external improvements requires; internal improvement requires a minimum of 100 feet of driveway throat length	
Vehicular Parking (Sec. 5.9)	Approximately 275 spaces, will be provided on final plans	FP
Transit (Sec. 5.8)	None	
Bicycle Parking (Sec. 5.9)	Will be provided on final plans	FP
Parking Lot Standards (Sec. 5.9)	Will be provided on final plans	FP
Technical		
Fire	Full fire flow study and report will be provided during the ZCP phase	
Site Improvements	Driveway access and cross access connections	
Recreation Area (Sec. 5.5)	Not applicable	NA
Lighting Plan (Sec. 5.11)	Will be provided at final plans	FP
Homeowners Association (Sec. 4.6)	Not applicable	NA

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