














Project Details

Overview


Site Description	
Project Name	Fire Station Training Center
Address	6902 Millhouse Road
Property Description	483,232 gross sq. ft. (10.085 acres)
Existing	Police K9 training center
Orange County Parcel Identifier Numbers	9871-80-0325
Existing Zoning	Mixed-Use Residential – 1
Proposed Zoning	Office/Institutional - 1

Topic	Comment		Status	
Use/Density (Sec. 3.7)	Public Service Facility - proposing a fire station training center. Concurrently pursuing a rezoning to Office/Institutional – 1.			
Dimensional Standards (Sec. 3.8)		Required	Proposed	
	Frontage	40 ft.	390 ft.	
	Lot Width	50 ft.	390 ft.	
	Building Height, Setback	29 ft.	N/A	
	Building Height, Core	60 ft.	50 ft.	
	Street Setback (min. ft.)	24 ft.	> 24 ft.	
	Interior Setback (min. ft.)	8 ft.	> 8 ft.	
Solar Setback (min. ft.)	11 ft.	> 11 ft.		
Floor area (Sec. 3.8)	Required 0.264 (Max)	Proposed .01		
Modifications to Regulations (Sec. 4.5.6)	N/A		N/A	
Adequate Public Schools (Sec. 5.16)	N/A		N/A	
Inclusionary Zoning (Sec. 3.10)	N/A		N/A	
Landscape				
Buffer – North (Sec. 5.6.2)	Buffer requirements will be satisfied by existing tree coverage and fencing around the site, subject to confirmation prior to issuance of a Zoning Compliance Permit.			
Buffer – East (Sec. 5.6.2)	See Buffer – North, above			

Buffer – South (Sec. 5.6.2)	See Buffer – North, above			
Buffer - West (Sec. 5.6.2)	See Buffer – North, above			
Tree Canopy (Sec. 5.7)	Required:	Proposed:		
	30%	14 trees proposed to be removed.		
Landscape Standards (Sec. 5.9.6)		<i>Required</i>	<i>Proposed</i>	
	<i>Vehicle Parking</i>	N/A	Applicant has provided statement describing parking demands.	
	<i>Bicycle Parking</i>	N/A	N/A	
	<i>Off-street Loading Space</i> (5.9.8)	N/A	N/A	
Environment				
Resource Conservation District (Sec. 3.6)	N/A		N/A	
Erosion Control (Sec. 5.3.1)	N/A		N/A	
Steep Slopes (Sec. 5.3.2)	N/A		N/A	
Stormwater Management (Sec. 5.4)	Management provided through new bioretention cell			
Land Disturbance	28,881 SF			
Impervious Surface (Sec. 3.8)	19,887 SF		N/A	
Solid Waste & Recycling	N/A		N/A	
Jordan Riparian Buffer (Sec. 5.18)	N/A		N/A	
Access and Circulation				
Road Improvements (Sec. 5.8)	Road improvements not required.		N/A	
Vehicular Access (Sec. 5.8)	Vehicular access proposed on south side of the site			
Bicycle Improvements (Sec. 5.8)	N/A		N/A	
Pedestrian Improvements (Sec. 5.8)	N/A		N/A	
Traffic Impact Analysis (Sec. 5.9)	Exempted by Engineering Department.			

Transit (Sec. 5.8)	Not proposed at this time.		N/A
Bicycle Parking (Sec. 5.9)	<i>Required:</i>	<i>Proposed:</i>	
	N/A	N/A	
Parking Lot Standards (Sec. 5.9)	Applicant has provided statement describing parking demands.		
Technical			
Fire	Special requirements will be required at time of building permit.		
Site Improvements	N/A		N/A
Recreation Area (Sec. 5.5)	N/A		N/A
Lighting Plan (Sec. 5.11)	A lighting plan will be required prior to issuance of a Zoning Compliance Permit.		
Homeowners Association (Sec. 4.6)	N/A		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