



CONSIDER AN APPLICATION FOR CONDITIONAL ZONING FOR 110 JAY STREET

SUMMARY REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Colleen Willger, Director
 Judy Johnson, Assistant Director
 Becky McDonnell, Senior Planner

PROPERTY ADDRESS	MEETING DATE	APPLICANT
110 Jay Street	April 27, 2022	Taft Mills Group, LLC on behalf of the Town of Chapel Hill

TOWN MANAGER’S RECOMMENDATION

That the Council consider closing the legislative hearing, receive the Town Manager’s recommendation, consider adopting Resolution A, the Resolution of Consistency and Reasonableness, and enacting Revised Ordinance A, approving the Conditional Zoning application. Please see the attached revisions and technical report describing updates from the applicant.

UPDATES SINCE THE MARCH 23, 2022 LEGISLATIVE HEARING

- The condition in Ordinance A regarding a conservation easement was removed
- The request for a modification to regulations regarding the number of parking spaces was removed
- Additional questions from the Town Council were answered

PROCESS

Conditional Zoning is a legislative process that allows Town Council to review the rezoning application for consistency with the Land Use Plan in the Comprehensive Plan and establish standards that address any impacts on surrounding properties.

This project went through a pilot process for expedited review for affordable housing projects. The process involved an expedited staff review, followed by a Joint Advisory Board meeting and individual board meetings to streamline the process.

PROJECT OVERVIEW

This project proposes to construct 48 affordable rental units serving households earning less than 80% of the Area Median Income (AMI). The project will consist of two apartment buildings, a community building, associated parking, and amenities.

- Floor area: 61,032 sq. ft.
- Lot size: 373,637 sq. ft. (8.6 acres)

A Transportation Impact Analysis was completed for the project and included the following recommendations:

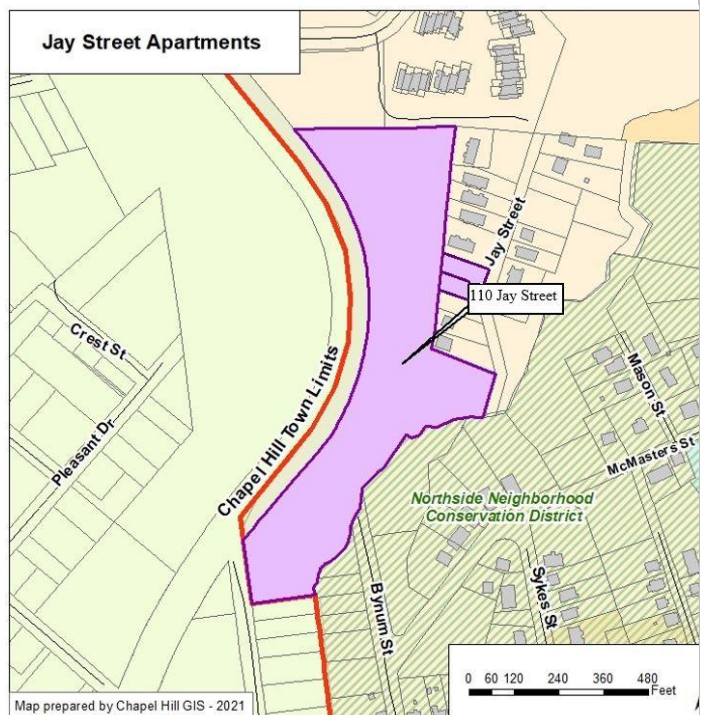
- Monitor signal operations in the PM peak hour at the Martin Luther King Jr. Blvd. intersection with Umstead Drive and Hillsborough Street.

Provide continuous sidewalk along the eastern side of Jay Street from the property entrance drive to Village Drive.

ZONING

Existing: Residential-3 (R-3)
 Proposed: Residential-Special Standards-Conditional Zoning District (R-SS-CZD)

PROJECT LOCATION



ATTACHMENTS

1. Technical Report and Project Fact Sheet
2. Draft Staff Presentation
3. Resolution A, Resolution of Consistency and Reasonableness
4. Revised Ordinance A (Approving the Application)
5. Resolution B (Denying the Application)
6. Applicant Materials
7. Jay Street Project Summary
8. Responses to Council Affordability Questions for Jay and Trinity
9. Responses to Council Jay St Questions



TECHNICAL REPORT

UPDATES SINCE MARCH 23, 2022 LEGISLATIVE HEARING

Council requested additional information at the March 23, 2022 Legislative Hearing. Staff has provided the following information.

1. Electric Vehicle Parking: The use of electric vehicle parking spaces was discussed. This issue will be addressed at the Final Plans stage, and management and enforcement of the use of these spaces will be addressed by the property management.
2. Conservation Easement: The conservation easement for the southern portion of the property was discussed. The condition has been removed from Revised Ordinance A. This condition was to require the developer to create a conservation easement. Staff believes this is a Town responsibility and should be created outside of the Conditional Zoning process.
3. Parking Space Modification Request: The developer has removed a request for a modification to regulations to exceed the maximum number of parking spaces, and has revised the proposal to include 90 parking spaces, which is below the maximum number of 93 parking spaces. The application materials do not reflect this change but it will be shown in the Final Plans application.

PROJECT OVERVIEW

The application proposes applying a Residential-Special Standards-Conditional Zoning District (R-SS-CZD) to the site in order to accommodate two apartment buildings with approximately 48 affordable multi-family dwelling units and a community building. The site is currently vacant. More details about the proposed development can be found in the applicant's narrative and statement of justification in the Applicant Materials.

Information about the site and proposed zoning districts can be found below, as well as a list of proposed Modifications to Regulations, other important considerations that staff has identified, and an analysis of the project's consistency with the Comprehensive Plan and relevant Findings of Fact.

SITE CONTEXT

Staff has identified the following physical and regulatory characteristics of the land which are relevant to consideration of a Zoning Atlas Amendment:

- The site is an 8.6-acre site and is currently vacant.
- The site fronts on and the project is proposing access to Jay Street, which is a local street.
- The properties to the south and east are zoned Residential-3 (R-3) and consist of

single-family homes. The southern portion of the site also borders the Northside Neighborhood Conservation District (CD-1).

- The property is bounded by the Southern Railroad and Chapel Hill Town Limits to the west.
- Property to the north is zoned Residential-3 (R-3) and consists of the West Chapel Hill Cemetery and Jay Street frontage. The Village West multi-family development is located nearby.
- The site slopes significantly downward from east to west towards Tanyard Branch, with associated Resource Conservation District and Jordan Riparian Buffer.

PROPOSED ZONING

The applicant has submitted a Conditional Zoning application, which allows review of the development proposal in conjunction with the rezoning, and which allows site-specific standards to be formulated and applied as conditions through a legislative process. The Conditional Zoning application provides an opportunity to establish conditions that modify use, intensity, and development standards in order to address impacts reasonably expected to be generated by development. Conditions can also address conformance of the development with town regulations and adopted plans. A -CZD suffix would be added to the zoning district designation to incorporate the approved conditions. The applicant has proposed a Residential-Special Standards-Conditional Zoning District (R-SS-CZD) district for the site.

The Residential – Special Standards Conditional Zoning District (R-SS-CZD) is appropriate for “residential development and the recreational, open space, and other urban amenities associated with such development”, provided that any rezoning to this district shall demonstrate either:

- Provision of 100 percent affordable housing
- Achievement of a combination of special standards that meet community interests¹

The proposed uses meet the intent statement of Residential – Special Standards Conditional Zoning District (R-SS-CZD). The Statement of Justification states that 100 percent of the housing proposed will serve households earning below 30 to 80 percent AMI.

KEY CONSIDERATIONS

1. Community Design Commission (CDC): At the February 22, 2022 meeting, the CDC reviewed the application and requested that the developer provide responses to the Town’s Urban Designer’s comments and relocate one of the buildings and parking areas, but did not make a formal recommendation.
2. Transportation and Connectivity Advisory Board (TCAB): At the February 22, 2022 meeting, the TCAB recommended approval with the following stipulations to Ordinance A:
 - a. That the sidewalk be extended to the bus stop on the south side of Village Drive, a bus pad be added, and that the stop be upgraded to be ADA-accessible.

¹ LUMO Section 3.4.5

Staff Response: We have included the following condition in Ordinance A:

Village West Sidewalk and Bus Stop Improvements: Prior to issuance of a Zoning Compliance Permit, the developer shall provide design details for extension of the sidewalk on the south side of Village Drive. Prior to issuance of a Zoning Final Approval, the developer shall extend the sidewalk and improve the bus stop with a pad and ADA-accessibility.

- b. That the Chapel Hill Transit evaluate the possibility of expanding service that serves the proposed development, explore expanding destinations that are accessible from the proposed development, and expanding the timeframe that transit is available.

Staff Response: Chapel Hill Transit bases its plans for expanding bus routes, as necessary, based on forecasted future demand and capacity. They will take into consideration existing routes, usage, and new development in this area. There are already bus stops along Pritchard Avenue.

3. Housing Advisory Board (HAB): At the February 24, 2022 meeting, the HAB recommended approval of Ordinance A as proposed.
4. Environmental Stewardship Advisory Board (ESAB): At the February 24, 2022 meeting, the ESAB recommended approval with the following conditions to Ordinance A:
 - a. That the applicant consider a permanent conservation easement for the undeveloped portion of the site.

Staff Response: A condition addressing a conservation easement was included in Ordinance A; after the Legislative Hearing and additional discussion, the condition was removed from Revised Ordinance A.

- b. That the buildings be solar-ready and the applicant explore rooftop solar.

Staff Response: We have included the following condition in Ordinance A:

Solar Ready: Prior to issuance of a Zoning Compliance Permit, the developer shall provide design details indicating the structures are pre-wired with solar conduit.

- c. That strategic planting of deciduous trees along the southern and western exposures be considered to aid in energy efficiency.

Staff Response: We have included the following condition in Ordinance A:

Tree Plantings: Prior to issuance of a Zoning Compliance Permit, the developer shall consider the use of deciduous trees along the southern and western exposures to aid in energy efficiency.

5. Planning Commission: At the March 1, 2022 meeting, the Planning Commission recommended approval with the following change to Ordinance A:
 - a. That the requested Modification to Regulations proposed to exceed the maximum number of parking spaces not be approved.

Staff Response: The developer has revised the proposal to reduce the number of parking spaces to 90, and the modification to regulations is no longer requested.

CONSISTENCY WITH THE COMPREHENSIVE PLAN AND OTHER DOCUMENTS

The following staff analysis of the Zoning Atlas Amendment is based on long-range planning considerations. An amendment to the Zoning Atlas changes the permitted types and intensities of land uses allowed for a site.

Aspects of the application evaluated in this report include:

- **Consistency with the Comprehensive Plan**, based on the applicant’s proposed zoning district and overall proposed use program.
- **Reasonableness** of the change in zoning, based on the same considerations.
- **Findings of Fact** that provide arguments for or against a zoning amendment in accordance with Section 4.4 of the Land Use Management Ordinance (LUMO).

The Town Council must make findings on each of these three items as part of a Zoning Atlas Amendment action.

2050 FUTURE LAND USE MAP (FLUM) ELEMENTS		
FOCUS AREA & SUB-AREA None – outside Focus Areas	APPROPRIATE USES Medium Residential – generally 4-8 units per acre	OTHER None
OTHER APPLICABLE ADOPTED SMALL AREA PLANS None		

North Carolina General Statute 160D-605 requires the Town Council to consider a statement of Plan consistency when reviewing any Zoning Atlas Amendment. Staff provides the following evaluation of this application’s consistency with the 2050 Future Land Use Map and other adopted components of the Chapel Hill 2020 Comprehensive Plan:

	Description of Plan Element	Staff Evaluation
Future Land Use Category	The Future Land Use Map (FLUM) designates the site for Medium Residential, generally 4-8 units per acre. This category encompasses a fairly wide spectrum of housing types including multifamily. Development patterns should be compact and well-connected. The standard of 4-8 units per acre is characterized as a gross density that does not have to be strictly applied to every parcel. The site is outside of the Focus Areas. The land use guidance provided has been carried forward from the 2020 Land Use Plan.	The proposed rezoning is consistent with the character envisioned by the FLUM because the proposed zoning district allows residential uses. Zoning conditions can limit the scale of development such that the Medium Residential area maintains a general density consistent with the FLUM.
Building Height	The FLUM does not provide height guidance outside of the Focus Areas.	

<p>Mobility And Connectivity</p>	<p>The Mobility and Connectivity Plan calls for greenways/multi-use paths along the western and southern edges of the site.</p> <p>The western edge would be part of the Campus-to-Campus (C2C) Connector. The southern edge would be a connection between the C2C Connector and the Tanyard Branch Trail, which has an access point at the southeast corner of the site.</p>	<p>A more robust multimodal network in this area could support more intense development.</p> <p>Zoning conditions would be useful to ensure that the identified facilities are provided.</p>
<p>Climate Action and Response</p>	<p>The Climate Action and Response Plan identifies Sustainable Development as a top strategy to reduce our community carbon footprint and build resiliency. The Transportation and Land Use chapter calls for creating walkable, bikeable, transit-served neighborhoods through strategies such as supportive zoning and integrated land use – transportation planning.</p>	<p>The site offers an opportunity for infill development between existing neighborhoods, with transit service and a greenway nearby.</p>
<p>Chapel Hill 2020 Goals</p>	<p>Opportunities for this application to support goals of Chapel Hill 2020 include:</p> <ul style="list-style-type: none"> • Contributing to a range of housing options for current and future residents. This aligns with the theme of <i>A Place for Everyone</i>. • Providing a welcoming and friendly community that provides people with access to opportunities. This aligns with the theme of <i>A Place for Everyone</i>. • Promoting a safe, vibrant, and connected community by revitalizing a previously developed site. This aligns with the theme of <i>Community Prosperity and Engagement</i>. • A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation. This aligns with the theme of <i>Getting Around</i>. • A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill’s character for residents, visitors, and students. This aligns with the theme of <i>Good Places, New Spaces</i>. • Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment. This aligns with the theme of <i>Good Places, New Spaces</i>. • Maintain and improve air quality and water quality, and manage stormwater to heal local waterways and conserve biological ecosystems within the town boundaries and the Extra Territorial Jurisdiction. This aligns with the theme of <i>Nurturing our Community</i>. • Protect, acquire, and maintain natural/undeveloped open spaces and historic sites in order to protect wildlife corridors, provide recreation, and ensure safe pedestrian and bicycle connections. These spaces could include, among other things, Significant Natural Heritage Areas (SNHA) lands adjacent to and connecting various properties such as riparian lands, etc. This aligns with the theme of <i>Nurturing our Community</i>. 	

	<ul style="list-style-type: none"> • Reduce the carbon footprint of all Town-owned or managed services and properties; require that all new development meets standards; and support residents in minimizing their personal footprints. This aligns with the theme of <i>Nurturing Our Community</i>.
--	--

REASONABLENESS OF THE ZONING ATLAS AMENDMENT

Reasonableness is determined by comparing the scale of permissible development under the proposed zoning district to the scale permitted under existing zoning, and by considering characteristics of the site and its surroundings. North Carolina General Statute 160D-605 requires the Town Council to consider a statement of reasonableness when reviewing any Zoning Atlas Amendment.

The analysis below considers the applicant’s proposed zoning district and overall proposed use program. Specific characteristics of the development proposal, compliance with regulations, and appropriate conditions to address potential impacts of the development are evaluated elsewhere.

SUMMARY OF ANALYSIS FOR REASONABLENESS

<u>Supporting Factors</u>	
	<ul style="list-style-type: none"> • Some available transit service nearby suggests that multifamily development is reasonable. • The proposed zoning is consistent with the Land Use Category shown on the Future Land Use Map, provided that zoning conditions are applied to ensure a consistent density. • The uses allowed under the proposed zoning are compatible with existing residential uses in the surrounding area. • Provision of affordable housing in this location aligns with multiple themes of Chapel Hill 2020. • Zoning conditions are an inherent part of the proposed zoning district (it is only available as a CZD). Conditions provide an opportunity to limit intensity and to establish standards that address any impacts on surrounding properties.

<u>Other Considerations</u>	
	<ul style="list-style-type: none"> • The proposed development program limits the intensity to roughly equal to what the existing zoning allows. • The site’s location along a neighborhood street, along with the scarcity of surrounding sidewalks and bicycle facilities, suggests that a change in zoning district would be reasonable only with zoning conditions that: <ul style="list-style-type: none"> ▪ Require pedestrian connections and ▪ Address the intensity and potential traffic impacts of the development • Existing regulations include measures for protecting environmental features such as steep slopes and the stream corridor. Zoning conditions may be useful for enhanced protection, if warranted by further environmental analysis.

APPLICANT PROPOSAL

Project Description		Multifamily development – two buildings in a garden apartment style, along with a community center building. The site is currently vacant and wooded. It is located in between two established neighborhoods, away from major roads.

Proposed Zoning Atlas Amendment (ZAA)	From Residential-3 (R-3) to Residential-Special Standards Conditional Zoning (R-SS-CZD)	Notes: The submittal of a Conditional Zoning application allows review of the development proposal in conjunction with the rezoning and allows site-specific standards to be formulated and applied as conditions through a legislative process.
Applicant Reasoning for ZAA	To accommodate the development of an affordable housing community consistent with the Town of Chapel Hill’s goals for this Town-owned property.	

Comparing Proposed Permissible Development to Existing

	LUMO Standard for R-3	Staff Evaluation
District Intent	<u>Section 3.4.5:</u> The Residential-Special Standards district (R-SS-CZD) is available only through a conditional zoning application. Proposed development must either promote a 100% affordable on-site component or meet a series of other objectives related to community goals.	The application states that all of the proposed units will be affordable rentals for families earning 30% to 80% Area Median Income. This meets the primary objective of the proposed zoning district. Zoning conditions would be useful to ensure that performance expectations for affordable housing are achieved.
Permitted Uses	<u>Table 3.7-1:</u> Permitted uses in R-SS-CZD include the full range of single-family and multifamily dwelling types. Other uses, including public facilities, are generally not allowed.	The associated Conditional Zoning application proposes Multifamily Dwelling Units with more than 7 units per lot, which is permitted in R-SS-CZD. The existing R-3 zoning limits uses to single-family and duplex dwellings, in addition to certain public facilities.
Dimensional Standards	<u>Table 3.8-1:</u> Standards for R-SS-CZD are broadly permissive for development. The main factor limiting development intensity is Maximum Height. <ul style="list-style-type: none"> • No maximum Residential Density • Maximum Building Height of 39 ft at the setback line and 60 ft at the site core • Minimum Street Setback of 10 ft • Maximum Floor Area Ratio of 1.10 	The associated Conditional Zoning application proposes: <ul style="list-style-type: none"> • 48 dwelling units, resulting in a Residential Density of 5.6 units/acre • Maximum Building Height of 36 ft at the setback line and 50 ft at the site core • Minimum Street Setback of 38.7 ft • 61,032 sq ft, resulting in a Floor Area Ratio of 0.163 The existing R-3 zoning has the following standards: <ul style="list-style-type: none"> • Maximum Residential Density Of 7.0 units/acre • Maximum Building Height of 29 ft at the setback line and 60 ft at the site core

		<ul style="list-style-type: none"> • Minimum Street Setback of 24 ft • Maximum Floor Area Ratio of 0.162 <p>Zoning conditions would be useful to ensure appropriate development intensity.</p>
--	--	--

Design and Development Standards

Other standards (including landscape buffers, parking spaces, stormwater treatment, etc.) are established in LUMO Article 5 and are applicable to both the R-SS-CZD and R-3 districts. A change in zoning district would not change how Article 5 standards apply.

The Conditional Zoning application provides an opportunity to establish conditions that modify development standards in order to address impacts reasonably expected to be generated by development.

Consideration of the Site and its Surroundings

	Description	Staff Evaluation
Existing Use and Surroundings	<p>Vacant, wooded lot bounded by the Tanyard Branch stream to the south and railroad to the west.</p> <p>Located in between the Northside and Village West residential neighborhoods.</p>	<p>An undeveloped site may be considered for a wide variety of possible zoning districts.</p>
Adjacent Zoning Districts and Land Uses	<p><u>North</u>: R-3, Cemetery and Village West townhomes</p> <p><u>East and South</u>: R-3, mix of single-family and duplex dwellings</p> <p><u>West</u>: (across railroad) Carrboro Town Limits, Estes Park multifamily dwellings</p>	<p>R-SS-CZD is a flexible zoning district that typically relies on zoning conditions (e.g. height, setbacks) to ensure compatibility with adjacent zoning districts. It is therefore reasonable to apply in most contexts.</p> <p>The surrounding area has been developed with various residential uses. Zoning conditions would be useful to ensure that the scale of the proposed multifamily dwellings is compatible with the surrounding built environment.</p>
Transit Service	<p>The site is within 0.25 miles of bus stops on 2 existing local bus routes. The N route runs along Village Drive and the A route runs through the Northside neighborhood.</p>	<p>Some available transit service nearby suggests that multifamily development is reasonable.</p>
Roads and Vehicular Access	<p>Some frontage to the north on Jay Street, a local neighborhood street. This would likely be the only point for vehicular access.</p>	<p>The location along a neighborhood street suggests that a change in zoning district would be reasonable <i>only</i> with zoning conditions to limit trip generation (e.g. maximum bedrooms).</p>

Pedestrian & Bike Facilities (existing)	Jay Street does not have any sidewalks or bicycle facilities. Village Drive, located one block north, has existing sidewalk on one side.	The scarcity of sidewalks and bicycle facilities in the surrounding area suggests that a change in zoning district would be reasonable <i>only</i> with zoning conditions to require connections to existing sidewalk, and to limit the scale of development.
Streams/ Wetlands/ Floodplain	No floodplain impacts the site. Tanyard Branch, a perennial stream, runs along the southern edge of the site.	The slopes and stream corridor are likely significant limitations on development suitability for the southern part of the site.
Topography	The site slopes down significantly from west to east. Slopes become steeper in the southern part of the site near Tanyard Branch.	Existing Town and State regulations (RCD, Steep Slopes) include measures for protecting environmental features. Zoning conditions may be useful for enhanced protection, if warranted by further environmental analysis.

LAND USE MANAGEMENT ORDINANCE FINDINGS OF FACT

Staff provides the following evaluation of the application under the three Findings of Fact identified in LUMO Section 4.4. LUMO states that the Zoning Atlas shall not be amended unless at least one of the Findings are made.

FINDING #1: The proposed zoning amendment is necessary to correct a manifest error.	
Arguments	To date, no arguments in support or in opposition have been submitted or identified by staff.
Staff Evaluation	There appears to be no manifest error in the Town's Zoning Atlas.

FINDING #2: The proposed zoning amendment is necessary because of changed or changing conditions in a particular area or in the jurisdiction generally.	
Arguments	The applicant notes that affordable housing is a significant need for Chapel Hill that has grown over time. To date, no arguments in opposition have been submitted or identified by staff.
Staff Evaluation	The Council could make the finding that the proposed zoning amendment is necessary because of changing conditions in Chapel Hill.

FINDING #3: The proposed zoning amendment is necessary to achieve the purposes of the comprehensive plan.	
Arguments	Staff notes that the Conditional Zoning application could contribute to the purposes of the Comprehensive Plan through the following: <ul style="list-style-type: none"> Facilitating development that implements the Land Use Category designated on the Future Land Use Map. Obtaining improvements identified in the Mobility and Connectivity Plan (through zoning conditions).

	<ul style="list-style-type: none"> Supporting goals of Chapel Hill 2020 including <i>A Place for Everyone, Community Prosperity and Engagement, Getting Around, Good Places-New Spaces, and Nurturing Our Community.</i> <p>To date, no arguments in opposition have been submitted or identified by staff.</p>
Staff Evaluation	The Council could make the finding that the proposed zoning amendment is necessary to achieve the purposes of the Comprehensive Plan.

Further information may be presented for the Council’s consideration as part of the legislative hearing process. All information submitted at the legislative hearing will be included in the record of the hearing.



PROJECT FACT SHEET




Project Details

Site Description	
Project Name	Jay Street Apartments
Address	110 Jay Street
Property Size (GLA)	373,637 sq. ft. (8.6 acres)
Existing	Vacant
Orange County Parcel Identifier Numbers	9778-99-9279, 9788-09-1257, and 9788-09-1232
Existing Zoning	Residential-3 (R-3)
Proposed Zoning	Residential-Special Standards-Conditional Zoning District (R-SS-CZD)


Site Development Standards

Topic	Comment	Status
Development Intensity		
Use/Density (Sec. 3.7)	Existing Use: Vacant Proposed Use: 48 affordable multi-family dwelling units and community building	
Dimensional Standards (Sec. 3.8)	Comply with LUMO Section 3.8; Dimensional standards (setbacks) only apply to exterior property lines	
Floor area (Sec. 3.8)	Maximum: 411,000 sq. ft. Proposed: 61,032 sq. ft.	
Landscape		
Buffer (Sec. 5.6.2)	<i>Landscape buffers are not required in R-SS-CZD per LUMO 5.6.2(b).</i>	
Tree Canopy (Sec. 5.7)	Minimum: 30% canopy coverage Proposed: 56% canopy coverage	
Landscape Standards (Sec. 5.9.6)	Meet or exceed LUMO 5.9.6 standards	
Environment		
Resource Conservation District (Sec. 3.6)	3,260 sq. ft. disturbed (for greenway construction)	
Erosion Control (Sec. 5.3.1)	Orange County Erosion Control permit required	
Steep Slopes (Sec. 5.3.2)	Disturbed area of slopes greater than 25%: <ul style="list-style-type: none"> • Maximum: 19,021 sq. ft. • Proposed: 11,406 sq. ft. 	

Stormwater Management (Sec. 5.4)	Meet or exceed LUMO 5.4 standards	
Land Disturbance	152,189 sq. ft.	
Impervious Surface (Sec. 3.8)	79,633 sq. ft.	
Solid Waste & Recycling	Public trash and recycling pickup proposed	
Jordan Riparian Buffer (Sec. 5.18)	3,914 sq. ft. disturbed (for greenway construction)	
Access & Circulation		
Road Improvements (Sec. 5.8)	Improvements to be completed in accordance with TIA findings, including: <ul style="list-style-type: none"> - Monitor signal operations in the PM peak hour at the Martin Luther King Jr. Blvd. intersection with Umstead Drive and Hillsborough Street. - Provide continuous sidewalk along the eastern side of Jay Street. 	
Vehicular Access (Sec. 5.8)	Two-way access on Jay Street	
Bicycle Improvements (Sec. 5.8)	N/A	
Pedestrian Improvements (Sec. 5.8)	Sidewalk proposed along Jay Street and greenway connection to Tanyard Branch Trail.	
Traffic Impact Analysis (Sec. 5.9)	TIA completed	
Vehicle Parking (Sec. 5.9)	Maximum: 93 spaces Proposed: 90 spaces	
Transit (Sec. 5.8)	N/A	
Bicycle Parking (Sec. 5.9)	<i>Required: 20 spaces</i> <i>Proposed: 27 spaces</i>	
Electric Vehicle Parking	N/A	
Parking Lot Standards (Sec. 5.9)	Built to Town Standards	
Technical		
Fire	Built to Town Standards	
Adequate Public Schools (Sec. 5.16)	Required	
Inclusionary Zoning (Sec. 3.10)	Proposed: 48 affordable units (100%)	

Recreation Area (Sec. 5.5)	Required: 18,681 sq. ft. Proposed: 11,567 sq. ft. and payment-in-lieu	
Lighting Plan (Sec. 5.11)	Built to Town Standards; not to exceed 0.3 footcandles at property line	
Homeowners Association (Sec. 4.6)	N/A	

Project Summary Legend

Symbol	Meaning
	Meets Requirements
M	Seeking Modification
FP	Required at Final Plan
NA	Not Applicable