



CONSIDER AN APPLICATION FOR CONDITIONAL ZONING – 2217 Homestead Road (PROJECT # 22-019)

SUMMARY REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Mary Jane Nirdlinger, Interim Director
Judy Johnson, Assistant Director
Tas Lagoo, Senior Planner

PROPERTY ADDRESS	MEETING DATE(S)	APPLICANT
2217 Homestead Road	<p>November 17, 2022 November 22, 2022</p> <p>December 13, 2022 December 13, 2022</p> <p>December 20, 2022</p>	<p>Community Design Commission Transportation and Connectivity Advisory Board</p> <p>Housing Advisory Board Environmental Stewardship Advisory Board</p> <p>Planning Commission</p> <p>Richard Gurlitz, Gurlitz Architectural Group</p>

STAFF RECOMMENDATION

That the Environmental Stewardship Advisory Board, Housing Advisory Board, Community Design Commission, Transportation and Connectivity Advisory Board, and Planning Commission review the application and make comments and recommendations to the Town Council.

ZONING

Existing: Residential-5 Conditional Zoning District (R-5 CZD)

Proposed: Residential-5 Conditional Zoning District (R-5 CZD)

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.

DECISION POINTS

Connection to the Courtyards at Homestead: The applicant and representatives of the adjacent neighborhood, the Courtyards at Homestead, are in favor of limited vehicular connection between the two neighborhoods. Staff support limiting the connection to one-way eastbound traffic.

Advisory boards are asked to comment on the nature of the vehicular connection.

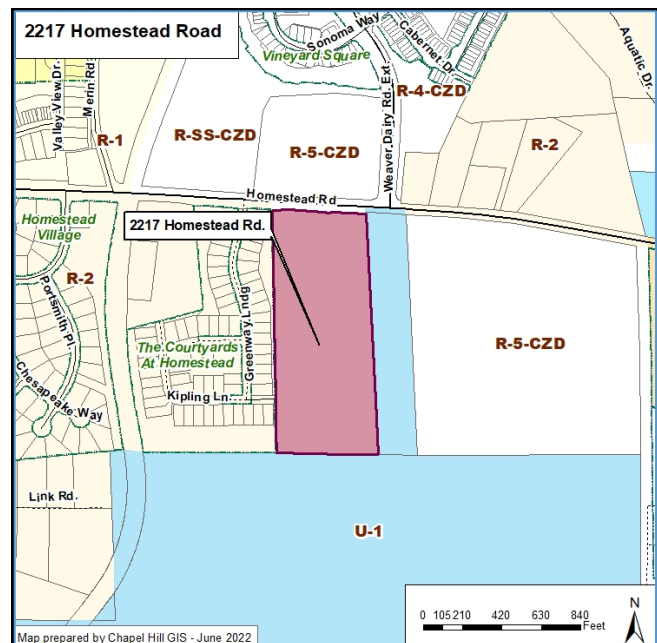
Modifications to Regulations: The applicant is not requesting any modifications to regulations.

PROJECT OVERVIEW

The proposed project includes the removal of one single-family home and accessory buildings and the construction of 108 townhomes totaling 216,000 sq. ft.

A Transportation Impact Analysis was completed for the project and recommended only minor improvements such as a cross walk across the project's main connection to Homestead Road.

PROJECT LOCATION



ATTACHMENTS

1. Technical Report
2. Project Fact Sheet
3. Applicant Materials



TECHNICAL REPORT

PROPOSED ZONING

The application proposes applying a Residential-5-Conditional Zoning District (R-5-CZD) to the site to accommodate the proposed project.

The intent of the Residential-5 zoning districts is "to provide for residential development of appropriate intensities consonant with the suitability of land, availability of public services, accessibility to major activity centers and transportation systems, and compatibility with surrounding development." (LUMO Section 3.3.9).

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.

Conditions are typically used to:

- Address conformance of the development with Town regulations and adopted plans.
- Modify use, intensity, and development standards to be more restrictive when addressing impacts reasonably expected to be generated by development.
- Modify intensity and development standards to be less restrictive when accommodating the applicant's proposed site plan (Modifications to Regulations).

A "-CZD" suffix would be added to the zoning district designation to incorporate the approved conditions.

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 consists of 15.6 acres with one single-family home and accessory structures.
- The subject site fronts on Homestead Road, a NCDOT-maintained collector street.
- North of the project site is the Bridgepoint townhome development, which is currently under construction and zoned Residential-5-CZD. To the east and south of the project site is the Carolina North Forest, which is zoned University-1. To the west of the project site is the Courtyards at Homestead subdivision, which is zoned Residential-2.
- There are no streams, floodplains, or wetlands on the project site.
- The site is generally flat with a slight drop in grade from east to west.

CONSISTENCY WITH THE COMPREHENSIVE PLAN AND OTHER DOCUMENTS

Town staff have reviewed this application for compliance with the themes from the [2020 Comprehensive Plan](#)¹, the standards of the [Land Use Management Ordinance](#)², and the [Town of Chapel Hill, NC : Design Manual and Standard Details](#)³ and believe the Tri Pointe proposal complies with several themes of the 2020 Comprehensive Plan:

2050 FUTURE LAND USE MAP (FLUM) ELEMENTS		
FOCUS AREA & SUB-AREA South MLK Boulevard Focus Area + Sub-Area A	APPROPRIATE USES Multi-family residential; parks and green/gathering spaces; townhouses and residences; institutional/university/civic	OTHER Providing density that supports BRT route along MLK and multi-modal connections between developments Buffering between any new development and the Carolina North Forest may be necessary The FLUM also identifies proposed connections between Courtyards at Homestead, this development, Carolina North and the Orange County Senior Center to the west.
OTHER APPLICABLE ADOPTED SMALL AREA PLANS Northern Area Task Force Report (Focus Area 4, Homestead Road)		

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 Map (FLUM)	<ul style="list-style-type: none"> Townhouses and Residences are an appropriate use for the site. Multifamily residential uses are also encouraged in Sub-Area A, and examples include: triplexes, duplexes, fourplexes, and small single-family detached lots. Emphasizes connectivity to planned mixed-use, commercial areas, and parks and open space. Townhouses serve as a transition to single-family neighborhoods. 	<p>The proposed rezoning is consistent with the character envisioned by the FLUM because the proposed zoning district emphasizes a diversity of housing types that make the best use of the future proposed BRT route along Martin Luther King, Jr. Boulevard.</p> <p>R-5 zoning would allow various residential uses that the FLUM indicates are appropriate. The Conditional Zoning application</p>

	<ul style="list-style-type: none"> • Interest in adding visual interest to the street by breaking up long facades, locating living spaces in proximity to the street to provide “eyes on the street,” and integrating parking within or behind buildings accessed by rear streets and alleys. • Located in the South Martin Luther King, Jr. Boulevard Focus Areas, Sub-Area A. <ul style="list-style-type: none"> ◦ Encourages multimodal connections to accommodate pedestrians, bicycles, and transit where appropriate. ◦ Seeks mixed-income housing near transit, height and density transitions between new and existing development, and buffered protections between new development and Carolina North Forest. 	proposes housing types that fall under the definition of Townhomes & Residences.
Building Height	4 to 6 stories height, each story measuring approximately 12 ft. Tall, in Sub-Area A.	The R-5 zoning district allows 39 feet at the setback and a core height of 60 feet.
Proposed Connections	The FLUM shows proposed connections between Courtyards at Homestead to the east, across this parcel and west across Carolina North, the Seymour Center (Senior Center) and Orange County Health Department	Further discussion is needed around the appropriate alignment of any new connections, and the travel modes that should be served (pedestrian, bicycle, and/or vehicular).
Mobility And Connectivity	<ul style="list-style-type: none"> • Extension of the Homestead Connector, providing a multi-use path along Homestead Road between MLK Jr. Blvd. and Seawell Elementary. • Surrounding streets typically have sidewalk on at least one side. The site is directly to the west of the Homestead Road access to Carolina North Forest. • “By connecting neighborhoods to destinations, residents will be able 	<ul style="list-style-type: none"> • Surrounding area has some elements of a multimodal network in place or under construction with the Homestead Road Improvement project. • The plan also proposes a new bike lane along Weaver Dairy Extension. • A BRT Route along MLK will improve travel capacity and mobility, and there are

	<p>to access these priority corridors and travel to the places they live, shop, work, and play.”</p> <ul style="list-style-type: none"> One of the goals is to reduce barriers by improving crossing between networks and to destinations, and integrate land use development. 	<p>existing bus stops along Homestead Road.</p> <ul style="list-style-type: none"> Project proposes internal sidewalks and mulched path connections to Carolina North Forest.
Chapel Hill Bike Plan (2014)	<ul style="list-style-type: none"> Chapel Hill residents are interested in greater connectivity. A low level of street connectivity is “a major barrier to making bicycling a convenient choice, as bicyclists must travel on high stress arterials with inadequate bike accommodations for portions of a trip.” Need to fill gaps in the bicycle network to “create a safer, connected transportation system.” 	<p>A full connection and traffic calming devices should be considered to encourage safety.</p>
Climate Action and Response	<ul style="list-style-type: none"> To reduce greenhouse gas (GHG) emissions, the plan recommends creating walkable, bikeable, transit-served neighborhoods. It also calls for reducing Vehicle Miles Traveled (VMT) through high density development and connectivity. To increase walking, biking, and transit use, it encourages better connectivity for all transportation modes. It also proposes expanding transit availability and connectivity, wherever possible. 	<p>The site offers an opportunity for infill development next to an existing neighborhood, with transit service and a park nearby. Extension and full connectivity at Kipling would support sustainable development and multimodal travel options.</p>
Chapel Hill 2020 Goals	<p>Opportunities for this application to support goals of Chapel Hill 2020 include:</p> <ul style="list-style-type: none"> The applicant proposes a new 108 townhouse community that supports the Town’s goals to provide a range of housing options for current and future residents (<i>A Place for Everyone</i>.3) The multi-use path, full connectivity at Kipling Lane, trail 	

	<p>connections within the project connecting to Carolina North Forest, and its internal street network lined with sidewalks is in accordance with the goal to promote a safe, vibrant, and connected (physical and person) community (<i>Community Prosperity and Engagement.3</i>)</p> <ul style="list-style-type: none"> • The site proposes a multimodal pathway along its Homestead frontage. That, in addition to the bike and ped improvements proposed as part of the Homestead Road improvement project help promote alternative forms of transportation as residents travel between daily stops. Trails internal to the site will also connect to the Carolina North Greenway to the east of the property. These are consistent with the goal for connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (<i>Getting Around.2</i>). • As described above, the townhouse community is well located for access to nearby greenways, current and future multi-modal paths, as well as the transit routes along Homestead Road. The density provided in this community supports an adaptable transportation system that serves both dense and suburban development along Homestead Road (<i>Getting Around.4</i>) • Connectivity is key to achieving the Town's goal of creating a transportation system that accommodates transportation needs and demands while mitigating congestion and promoting air quality, sustainability, and energy conservation (<i>Getting Around.6</i>). The proposal provides opportunities for multi-modal transportation, access to transit, as well as connected streets that shorten everyday trips to frequented places, such as Homestead Park, nearby schools, and commercial areas along Martin Luther King, Jr. Blvd. Additional work is needed to ensure a full connection and extension of Kipling Lane. • The proposed townhouse development contributes to the Town's 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 (<i>Good Places New Spaces.5</i>). While residential in nature, it is within a short distance to social spaces such as the Seymour Center, commercial areas along MLK Blvd., and neighborhood amenities such as Homestead Park and the Carolina North Forest. Additionally, the townhouse form lends itself to Missing Middle Housing, providing housing opportunities to a variety of residents such as seniors, empty nesters, single-parent households, and first time homeowners looking for median income housing. • The proposed development is consistent with the FLUM's goal for future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment (<i>Good Places New Spaces.8</i>). The townhouse
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	<p>community will provide much needed housing for a range of residents of different socioeconomic backgrounds and provide density the supports the use of transit lines along Homestead Road. The proposal seeks to preserve tree canopy by creating several dedicated tree save areas in the center of the development.</p> <ul style="list-style-type: none"> • The applicant’s Energy Management Plan (EMP) aligns with the elements of Climate Action Plan by incorporating environmentally friendly features such as water sense fixtures, EV outlets in the garages, and rough electrical for future solar panels. This corresponds to the goal to reduce reducing 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 (<i>Nurturing Our Community.7</i>). 	
Central West Small Area Plan	<ul style="list-style-type: none"> • Identifies this portion of Homestead Road as providing “affordable” to “very affordable” housing options for families of median income. • Calls for improving bicycle and pedestrian amenities in the area by creating more bike lanes, building new sidewalks with wider buffers from the street, defining bike and pedestrian crossings, increasing visibility, implementing traffic calming measures, and nurturing and enhancing the greenway system. 	<p>The applicant proposes to construct 108 townhouses, including 16 affordable units. This type of housing is a much-needed option of median income families.</p> <p>The applicant also proposes to construct a 10-foot-wide multi-use path along the Homestead Road frontage.</p> <p>Additional discussion is needed regarding the types of traffic calming that may be necessary along Kipling Lane as it connects to the existing Courtyards at Homestead project.</p>
Northern Area Task Force Report (Focus Area 4, Homestead Road)	<ul style="list-style-type: none"> • While Focus Area 4 is focused on the north side of Homestead Road, it does show a potential future High-Capacity Gateway HW Service, as proposed by the 2030 DCHC Long Range Transportation Plan. The HW Service would extend from Weaver Dairy Road through the UNC-owned property to the east of the proposed development. • The public comments received at the time of this plan also express interest in preventing dead end streets and promoting street 	<p>The applicant has proposed a limited access extension of Kipling Lane.</p> <p>Staff supports a full connection at Kipling Lane that supports the goals of this and other long-range plans that call for greater connectivity and an improved street network.</p>

	<p>connections.</p> <ul style="list-style-type: none"> • Goal 6 of the plan proposes improving the road network to provide more connections and safer turning options (e.g. Perkins and Weaver Dairy Road, Westminster and Martin Luther King, Jr. Boulevard). 	
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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 proposed. 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

Supporting Factors

- 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 compatible density.
- Rezoning to accommodate redevelopment may be considered reasonable.
- The proposed zoning allows only residential uses, which is consistent with other existing residential uses in the surrounding area.
- 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 impacts on surrounding properties.

Other Considerations

- Further analysis and/or zoning conditions may be needed to determine whether adequate pedestrian connectivity, vehicular access, and transit service are in place to support the proposed zoning.
- Existing regulations include measures for protecting environmental features such as steep slopes and the resource conservation district. Zoning conditions are useful for enhanced protection, if warranted by further environmental analysis.

APPLICANT PROPOSAL

Project Description	The applicant proposes to construct 108 townhouse units	
Proposed Zoning Atlas Amendment (ZAA)	No change in the Residential-5-Conditional Zoning District (R-5)	<p>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.</p> <p>While the R-5-CZD designation for this property would not change as part of this application, the site-specific standards will change.</p>
Applicant Reasoning for ZAA	To allow redevelopment of a single-family parcel into a 108-unit townhouse development.	

Comparing Proposed Permissible Development to Existing

The property is currently encumbered by a Special Use Permit (SUP) for the Active Adults project. The site was rezoned to Residential-5-Conditional Zoning District (R-5-CZD) at the time of the SUP; however, this approval is tied to a site-specific development. For this reason, this applicant is requesting a conditional zoning for R-5-CZD for a new development proposal of the property.

R-5-CZD is sought to allow for a greater number and density of townhomes. This zoning would allow a density of 15 units per acre or 257 townhomes at Tri Pointe. The applicant is proposing to construct 108 units.

The R-5-CZD zoning district allows for residential development of appropriate intensities consistent with the suitability of land, availability of public services, accessibility to major activity centers and transportation systems, and compatible with surrounding development. This site is adjacent to the Courtyards at Homestead to the west, the Town-owned 2200 Homestead affordable housing development and Bridgepoint townhouse project to the north, and UNC's Carolina North property to the east and south.

	LUMO Standard for R-5-CZD	Staff Evaluation
District Intent	<p><u>Section 3.3.9:</u> The Residential-5-Conditional Zoning district (R-5-CZD) is available only through a conditional zoning application. The parallel R-5 zoning district is intended to provide for residential development of appropriate intensities consistent with the suitability of land, availability of public services, accessibility to major activity centers and transportation systems, and compatibility with surrounding development.</p>	<p>The proposed townhouse development meets the primary objective of the proposed zoning district. Adjacent land uses include existing and future single-family residents, multi-family development, and other townhouses. These developments have access to existing greenways, bus routes, and amenities along Homestead Road including the Aquatic Center and Homestead Park to the east. Zoning conditions would be useful to ensure that performance expectations for affordable housing are achieved.</p>

Permitted Uses	Table 3.7-1: Permitted uses in R-5-CZD include the full range of single-family and multifamily dwelling types. Other uses, including public facilities and retail, are generally not allowed.	The associated Conditional Zoning application proposes townhouse units, the density of which is permitted in the zone. The existing R-5-CZD zoning limits uses to single-family dwellings, duplexes, and small multifamily developments, in addition to certain public facilities.
Dimensional Standards	Table 3.8-1: Standards for R-5-CZD include: <ul style="list-style-type: none"> • Density limits of 15 units/acre • Maximum Building Height of 39 ft at the setback line and 60 ft at the site core • Minimum Street Setback of 20 ft • Maximum Floor Area Ratio (FAR) of 0.303 	The associated Conditional Zoning application proposes: <ul style="list-style-type: none"> • 108 dwelling units, resulting in a Residential Density of 6.9 units/acre • Maximum Building Height of 35 ft at the setback line and 35 ft at the site core • Minimum Street Setback of 20 ft • Maximum Floor Area Ratio does not apply to single family homes, such as townhouses; however, 66,488 sq ft, resulting in a Floor Area Ratio of 0.472
Design and Development Standards		
<p>Other standards (including landscape buffers, parking spaces, stormwater treatment, etc) are established in LUMO Article 5 and are applicable to both the R-5-CZD and R-5 districts. A change in zoning district would not change how Article 5 standards apply.</p> <p>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.</p>		

Consideration of the Site and its Surroundings

	Description	Staff Evaluation
Existing Use and Surroundings	The site currently contains a single family house and	Rezoning a developed site to support and accommodate redevelopment

	<p>associated improvements. To the west of this property, Courtyards of Homestead is a senior living community of single family detached homes. On the east and south sides are the Carolina North forested areas. Multi-family and townhouse developments are underway on the north side of Homestead Road.</p>	<p>may be considered reasonable, particularly when located in an area with other development activity.</p>
<p>Adjacent Zoning Districts and Land Uses</p>	<p><u>North</u>: R-SS-CZD for Town-owned affordable housing development at 2200 Homestead and R-5-CZD for townhouse project at Bridgepoint <u>West</u>: R-2, Single family homes <u>South and East</u>: University-1 (U-1)</p>	<p>R-5-CZD is a zoning district that typically relies on zoning conditions (e.g. height, setbacks) to ensure compatibility with adjacent zoning districts. Because the surrounding neighborhood includes higher density development than what currently exists on the site, it's reasonable to rezone this property R-5-CZD to encourage higher density development that will support existing transit routes along Homestead Road.</p> <p>The surrounding area has seen a shift from single family residential on large lots to denser residential uses containing multiple detached single family, multifamily, and townhouse developments. Zoning conditions would be useful to ensure that the scale of the proposed townhouse dwellings is compatible with the surrounding built environment.</p>
<p>Transit Service</p>	<p>Bus stops are available at Greenway Landing and Homestead Road, 2510 Homestead Road, and the Seymour Center. These are serviced by the HS and A bus routes.</p>	<p>Some available transit service is nearby. It is not clear at this time whether the existing level of service makes a change in zoning for more intense development reasonable.</p>
<p>Roads and Vehicular Access</p>	<p>Access to the site is from Homestead Road, which is classified as a NCDOT right-of-way. The property has direct frontage on Homestead Road and will benefit from the</p>	<p>The applicant proposes the primary access to be from Homestead Road. Kipling Road will be extended east from the Courtyards at Homestead to provide secondary access.</p>

	Homestead Road improvement project.	
Pedestrian & Bike Facilities (existing)	Sidewalks currently exist only along the Homestead frontage of the Courtyards at Homestead. Sidewalks are proposed to be extended and a new bike land constructed as part of the Homestead Road Improvement project. The site is also adjacent to the Carolina North Forest containing a multi-use path.	The surrounding area has some elements of a multimodal network. It is not clear at this time whether these facilities make a change in zoning for more intense development reasonable. Zoning conditions may be warranted to ensure adequate pedestrian connectivity.
Streams/ Wetlands/ Floodplain	No floodplain impacts the site. There is a perennial stream located outside of the southeast corner of the site on the Carolina North property.	The stream corridor does not impact this development. Areas of steep slope are associated with the existing development. Following removal of the buildings, these slopes will be regraded.
Topography	The site slopes down from east to west. Steep slope areas exist adjacent to the perennial stream corridor on the southeast corner of the site as well as along the manmade driveway associated with the existing single-family house.	

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 of Fact 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 that would be corrected by the proposed amendment.

FINDING #2:

The proposed zoning amendment is necessary because of changed or changing conditions in a particular area or in the jurisdiction generally.

Arguments	<p>Middle-income and affordable housing are significant needs for Chapel Hill that have grown over time. Townhouses provide an opportunity to address these needs.</p> <p>Additionally, Homestead Road is in transition and consists of a mix of existing neighborhoods like Vineyard Square and Courtyards at Homestead and large single-family lots and small farms. The latter are seeing development proposals for the construction of townhouse developments, such as those at Bridgepoint and Stanat's Place.</p> <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 because of changing conditions in Chapel Hill.

FINDING #3:

The proposed zoning amendment is necessary to achieve the purposes of the Comprehensive plan.

Arguments	<p>Staff notes that the Conditional Zoning application could contribute to the purposes of the Comprehensive Plan through the following:</p> <ul style="list-style-type: none"> • Promoting the Focus Area Character for the South MLK Jr Blvd Focus Area as described in the Future Land Use Map. • Facilitating development that implements FLUM guidance for Character Types in the Focus Area. • Supporting goals of Chapel Hill 2020 including <i>A Place for Everyone, Community Prosperity and Engagement, Getting Around, Good Places-New Spaces, and Getting Around</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.














PROJECT FACT SHEET







Project Details

Site Description	
Project Name	Tri Pointe Townhomes
Address	2217 Homestead Road
Property Size (NLA)	678,842 sq. ft. (15.6 acres)
Gross Land Area (GLA)	746,726 sq. ft. (17.1 acres)
Orange County Parcel Identifier Numbers	9870907642
Existing Zoning	Residential-5-Conditional Zoning District (R-5-CZD)
Proposed Zoning	Residential-5-Conditional Zoning District (R-5-CZD)


Site Development Standards

Topic	Comment	Status															
Development Intensity																	
Use (Sec. 3.7)	Proposed Use: Dwelling Units, Single Family	✓															
Inclusionary Zoning Ordinance (Sec. 3.10)	Required: 16.2 (15%) Proposed: 16 affordable units and a payment-in-lieu	✓															
Density (Sec. 3.8)	Residential density: 15 units per acre maximum Proposed: 6.9 units per acre	✓															
Dimensional Standards (Sec. 3.8)	<i>Setback (primary) height:</i> 39 ft. maximum <i>Proposed:</i> 35 ft. <i>Core (secondary) height:</i> 60 ft. maximum <i>Proposed:</i> 35 ft. <i>Setbacks:</i> 20 ft. street, 6 ft. interior, 8 ft. solar – all minimums <i>Proposed:</i> Setbacks comply	✓															
Floor area (Sec. 3.8)	<i>Maximum allowed:</i> N/A <i>Proposed:</i> 216,000 sq. ft.	✓															
Landscape																	
Buffers - East (Sec. 5.6.2)	<table> <tr> <td></td><td><u>Required</u></td><td><u>Proposed</u></td></tr> <tr> <td>North:</td><td>20 ft. Type C</td><td>20 ft. Type C</td></tr> <tr> <td>South:</td><td>10 ft. Type B</td><td>10 ft. Type B</td></tr> <tr> <td>East:</td><td>10 ft. Type B</td><td>10 ft. Type B</td></tr> <tr> <td>West:</td><td>none</td><td>none</td></tr> </table>		<u>Required</u>	<u>Proposed</u>	North:	20 ft. Type C	20 ft. Type C	South:	10 ft. Type B	10 ft. Type B	East:	10 ft. Type B	10 ft. Type B	West:	none	none	✓
	<u>Required</u>	<u>Proposed</u>															
North:	20 ft. Type C	20 ft. Type C															
South:	10 ft. Type B	10 ft. Type B															
East:	10 ft. Type B	10 ft. Type B															
West:	none	none															
Tree Canopy (Sec. 5.7)	<i>Minimum required:</i> 124,757 sq. ft. (30% of NLA) <i>Proposed:</i> 64,193 sq. ft. to remain 60,564 sq. ft. additional required 121 replacement trees proposed	✓															

Parking Landscape Standards (Sec. 5.9.6)	Final Plans application must comply	FP
Environment		
Resource Conservation District (RCD) Uses (Sec. 3.6.3)	N/A	
RCD Dimensional Standards (Sec. 3.6.3)	<i>Impervious surfaces:</i> 10% of Stream side zone area, maximum 20% of Managed Use and Upland zone areas, maximum <i>Proposed:</i> 0 <i>Land disturbance:</i> 20% of Stream side zone area, maximum 40% of Managed Use and Upland zone areas, maximum <i>Proposed:</i> 0	
Erosion Control (Sec. 5.3.1)	Orange County Erosion Control permit required	FP
Steep Slopes Land Disturbance (Sec. 5.3.2)	<i>Maximum Disturbance allowed:</i> 25% of areas with existing 4:1 slopes or greater <i>Proposed:</i> 0	
Stormwater Management (Sec. 5.4)	Meet or exceed LUMO standards	
Land Disturbance	<i>Proposed:</i> 573,159 sq. ft.	
Impervious Surface	<i>Existing:</i> 15,438 sq. ft. (2%) <i>Maximum allowed:</i> 522,708 sq. ft. (70%) <i>Proposed:</i> 282,274 sq. ft. (37.8%)	
Solid Waste & Recycling (Sec. 5.13)	Application must comply	FP
Jordan Riparian Buffer (Sec. 5.18)	N/A	
Access & Circulation		
Traffic Impact Analysis (Sec. 5.8)	TIA completed	
Road Improvements (Sec. 5.8)	Roadway improvements in the vicinity will be incorporated into the Town's Homestead Road improvement project.	
Vehicular Access (Sec. 5.8)	One full movement driveway along Homestead Road and one limited access connection to the Courtyards at Homestead neighborhood.	
Bicycle Improvements (Sec. 5.8)	Bicycle improvements along Homestead Road will be incorporated into the Town's Homestead Road improvement project.	

Pedestrian Improvements (Sec. 5.8)	Pedestrian improvements along Homestead Road will be incorporated into the Town's Homestead Road improvement project. Sidewalks will be provided along streets within the site.	
Transit Improvements (Sec. 5.8)	\$25,000 Payment-in-lieu	
Vehicular Parking (Sec. 5.9)	<i>Minimum parking required:</i> N/A <i>Maximum parking allowed:</i> N/A <i>Proposed:</i> 234 spaces with 3 handicapped spaces (modification requested)	
Bicycle Parking (Sec. 5.9)	<i>Minimum required:</i> 27 spaces <i>Proposed:</i> 4 spaces in neighborhood parks and remainder in townhome units.	
Electric Vehicle Parking	None provided. Units will be wired to allow for future installation of electric vehicle chargers.	
Parking Design Standards (Sec. 5.9)	Application must comply	FP
Loading (Sec 5.9)	Application must comply	FP
Technical		
Fire	Built to Town Standards	FP
Recreation Area (Sec. 5.5)	<i>Minimum required:</i> [] sq. ft. <i>Proposed:</i> [] sq. ft. and payment of \$[]	
Lighting Plan (Sec. 5.11)	Built to Town Standards; not to exceed 0.3 footcandles at property line	FP
Signage (Sec. 5.14)	Built to Town Standards	FP
Schools Adequate Public Facilities (Sec. 5.16)	Application must comply	FP
Homeowners Association (Sec. 4.6)		FP

Project Summary Legend

Symbol	Meaning
	Meets Requirements
M	Seeking Modification
C	Requires Council Endorsement
FP	Required at Final Plans
NA	Not Applicable