



# Project Summary

## Overview

Site Description	
<b>Project Name</b>	11SIXTY5 Weaver Dairy Road
<b>Address</b>	1165 Weaver Dairy Road
<b>Property Description</b>	86,412 sq. ft. (1.98 acres)
<b>Existing</b>	Vacant land (previous site of Montessori School)
<b>Orange County Parcel Identifier Numbers</b>	9880-35-0595
<b>Zoning</b>	Mixed Use-Office/Institutional-1 (MU-OI-1) Office/Institutional-3 (OI-3)

## Development Intensity

















Topic	Comment	Status
<b>Use/Density</b> ( <a href="#">Sec 3.7</a> )	Office, retail, and medical clinic	✓
<b>Dimensional Standards</b> ( <a href="#">Sec. 3.8</a> )	No setbacks required; proposing 19' street setback, 7' interior setback, and 30' solar setback.	✓
<b>Floor area</b> ( <a href="#">Sec. 3.8</a> )	Maximum: 48,909 sq. ft. Proposed: 48,324 sq. ft.	✓
<b>Modifications to Regulations</b> ( <a href="#">Sec. 4.5.6</a> )	landscape buffers on north, west, and east property lines; steep slopes	M
<b>Adequate Public Schools</b> ( <a href="#">Sec. 5.16</a> )	Not applicable	N/A
<b>Inclusionary Zoning</b> ( <a href="#">Sec. 3.10</a> )	Not applicable	N/A


## Landscape

<b>Buffer – North</b> ( <a href="#">Sec. 5.6.2</a> )	30' External Type "D"	M
<b>Buffer – East</b> ( <a href="#">Sec. 5.6.2</a> )	10' Internal Type "B"	M
<b>Buffer – South</b> ( <a href="#">Sec. 5.6.2</a> )	10' Internal Type "B"	✓
<b>Buffer – West</b> ( <a href="#">Sec. 5.6.2</a> )	10' Internal Type "B"	M
<b>Tree Canopy</b> ( <a href="#">Sec. 5.7</a> )	Minimum 30% canopy	✓
<b>Landscape Standards</b> ( <a href="#">Sec. 5.9.6</a> )	Constructed to Town standards	✓


## Environment

<b>Resource Conservation District</b> ( <a href="#">Sec. 3.6</a> )	Not applicable	N/A
---	----------------	-----

<b>Erosion Control</b> ( <a href="#">Sec. 5.3.1</a> )	More than 1 acre of land disturbance proposed; Performance bond required.	
<b>Steep Slopes</b> ( <a href="#">Sec. 5.3.2</a> )	Slopes in easement appear to be manmade- 5,735 sq. ft. steep slopes to be removed >25%.	<b>M</b>
<b>Stormwater Management</b> ( <a href="#">Sec. 5.4</a> )	Underground Stormwater treatment measure	 
<b>Land Disturbance</b>	83,200 sq. ft. (106% of net land area, includes off-site work)	
<b>Impervious Surface</b> ( <a href="#">Sec. 3.8</a> )	58,219 sq. ft. (74% of net land area)	
<b>Solid Waste &amp; Recycling</b>	Private trash pickup; County recyclable pickup	
<b>Jordan Riparian Buffer</b> ( <a href="#">Sec. 5.18</a> )	Not applicable	<b>N/A</b>
<b>Access and Circulation</b>		
<b>Road Improvements</b> ( <a href="#">Sec. 5.8</a> )	None	
<b>Vehicular Access</b> ( <a href="#">Sec. 5.8</a> )	Improved curb cut on Weaver Dairy Road; Rear parking garage access from adjacent easement on west property line	
<b>Bicycle Improvements</b> ( <a href="#">Sec. 5.8</a> )	Signage at entrance "Covered bike parking in deck"	
<b>Pedestrian Improvements</b> ( <a href="#">Sec. 5.8</a> )	Improved 5-foot concrete sidewalk with accessible ramp; accessible plaza along building frontage; warning sign and LED lights to be added to existing crosswalk across Weaver Dairy Rd.	
<b>Traffic Impact Analysis</b> ( <a href="#">Sec. 5.9</a> )	Monitor and retune NC 86 and Weaver Dairy Road intersection; Cross-access with Weaver Crossing; Pedestrian warning signage at driveway; Additional access point for one-way drive.	
<b>Vehicular Parking</b> ( <a href="#">Sec. 5.9</a> )	231 spaces total, including 14 handicap spaces, with 12 reserved motorcycle spaces	
<b>Transit</b> ( <a href="#">Sec. 5.8</a> )	None	
<b>Bicycle Parking</b> ( <a href="#">Sec. 5.9</a> )	24 total proposed spaces (2 in plaza, 10 in parking deck, 12 in lockers in parking deck)	
<b>Parking Lot Standards</b> ( <a href="#">Sec. 5.9</a> )	Built to Town standards	
<b>Technical</b>		
<b>Fire</b>	Full fire flow study and report will be provided during the ZCP phase	
<b>Site Improvements</b>	Driveway access and connection to adjoining Weaver Crossing property	
<b>Schools Adequate Public Facilities</b>	Not applicable	<b>N/A</b>

( <a href="#">Sec. 5.16</a> )		
<b>Recreation Area</b> ( <a href="#">Sec. 5.5</a> )	Not applicable	<b>N/A</b>
<b>Lighting Plan</b> ( <a href="#">Sec. 5.11</a> )	0.3 foot-candles at property line	
<b>Homeowners Association</b> ( <a href="#">Sec. 4.6</a> )	Not applicable	<b>N/A</b>

## Project Summary Legend

Symbol	Meaning	Symbol	Meaning
	Meets Requirements	<b>CDC</b>	Community Design Commission
<b>M</b>	Seeking Modification	<b>HAB</b>	Housing Advisory Board
<b>C</b>	Requires Council Endorsement	<b>TCAB</b>	Transportation and Connectivity Board
<b>FP</b>	Required at Final Plan;	<b>ESAB</b>	Environmental and Sustainability Board
<b>NA</b>	Not Applicable	<b>OCSW</b>	Orange County Solid Waste
<b>PC</b>	Planning Commission	<b>NCDOT</b>	North Carolina Department of Transportation