



Project Details

Overview

Site Description	
Project Name	S. Columbia Street Annex
Address	1150 South Columbia Street
Property Description	Approximately 4 Acres at the intersection of South Columbia and NC-54
Existing	Vacant/Wooded; Existing Monroe Street Right-of-Way
Orange County Parcel Identifier Numbers	9788204502;9788205716;9788206500
Zoning	Residential-2 (R-2)
Proposed Zoning	Mixed Use-Village Conditional Zoning District (MU-V CZD)

Topic	Comment	Status				
Use/Density (Sec 3.7)	Applicant is proposing 5 stories of residential and office space with parking below. Density is approximately 13 units per acre, based on gross land area					
Dimensional Standards (Sec. 3.8)		Required	Proposed			
	Frontage	80 feet	390 feet			
	Lot Width	62 feet	260 feet			
	Building Height, Setback	70 feet	70 feet			
	Building Height, Core	114 feet	84 feet			
	Street Setback (min. ft.)	0 feet	26 feet			
	Interior Setback (min. ft.)	0 feet	112 feet			
	Solar Setback (min. ft.)	20 feet	170 feet			
Floor area (Sec. 3.8)	<table border="1"> <thead> <tr> <th>Required</th> <th>Proposed</th> </tr> </thead> <tbody> <tr> <td>Maximum FAR ratio of 1.2 for MU-V arterial, 0.01 for RCD streamside zone, 0.019 for RCD managed use zone (Approximately 104,817 total sq ft allowed)</td> <td>Total Far Ratio: 0.34 (61,000 sq ft)</td> </tr> </tbody> </table>	Required	Proposed	Maximum FAR ratio of 1.2 for MU-V arterial, 0.01 for RCD streamside zone, 0.019 for RCD managed use zone (Approximately 104,817 total sq ft allowed)	Total Far Ratio: 0.34 (61,000 sq ft)	
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Modifications to Regulations (Sec. 4.5.6)	Modifications: <ul style="list-style-type: none"> • RCD encroachment (land disturbance and impervious surface), • Steep slope disturbance of more than 25% • Percent of floor area of residential and office/retail space • Landscape buffers 	M				
Inclusionary Zoning (Sec. 3.10)	15% affordable units, will provide 8 units					
Landscape						
Buffer – North (Sec. 5.6.2)	Required: 20’ Type C Buffer Proposed: 20’ Type C Buffer					
Buffer – East (Sec. 5.6.2)	Required: 30’ Type D Buffer Proposed: Variable width and planting quantity buffer	M				
Buffer – South (Sec. 5.6.2)	Required: 30’ Type D Buffer Proposed: 30’ Type D Buffer					

Buffer - West (Sec. 5.6.2)	Required: 20' Type C Buffer Proposed: Type C- Alternate- Tree Save			
Tree Canopy (Sec. 5.7)	Required: 40%	Proposed: 45%		
Landscape Standards (Sec. 5.9.6)	Proposed 5' landscape buffer strip between building, landscaped interior islands, and other design elements to meet LUMO Standards	FP		
Environment				
Resource Conservation District (Sec. 3.6)	RCD Zone	Land Disturbance	Impervious Surface	M
	Streamside	2,210 sf 6.2%	0	
	Managed	23,100 sf 59.8%	5,380 sf 13.9%	
	Upland	18,300 sf 52.8%	13,650 sf 39.4%	
Erosion Control (Sec. 5.3.1)	Orange County Erosion Control permit required			
Steep Slopes (Sec. 5.3.2)	<i>Required:</i> Disturb < 25% of slopes greater than 25% slope <i>Proposed:</i> Disturb 100% of steep slope area (9,541 sf)	M		
Stormwater Management (Sec. 5.4)	Stormwater control measures proposed, including underground detention, and will be and designed to meet or exceed LUMO 5.4 standards.	FP		
Land Disturbance	71,635 sq ft disturbed (1.6 acres)			
Impervious Surface (Sec. 3.8)	48,950 sq ft (27.6% of gross land area)			
Solid Waste & Recycling	Town services requested. Current proposal compliant with Orange County Solid Waste			
Jordan Riparian Buffer (Sec. 5.18)	2,210 sq ft of disturbance proposed (6.1% of Jordan Buffer) for grading related to the driveway	M		
Access and Circulation				
Road Improvements (Sec. 5.8)	Addition of left turn lane on South Columbia Street			
Vehicular Access (Sec. 5.8)	Abandonment of existing Monroe street right-of-way. Single full-access driveway proposed, with northbound left turn lane into the site			
Bicycle Improvements (Sec. 5.8)	Bicycle lane crossing striping along site frontage			
Pedestrian Improvements (Sec. 5.8)	Installation of ADA ramps and pedestrian activated LED signal at the future South Columbia Street crosswalk			
Traffic Impact Analysis (Sec. 5.9)	TIA completed , revised traffic counts to be required at ZCP stage.			

Parking (Sec. 5.9)	Minimum: 65 Maximum: 111 MU-V allow a 50% reduction from the minimum parking standards	
Transit (Sec. 5.8)	Project location adjacent to potential BRT stop	
Bicycle Parking (Sec. 5.9)	<i>Required: 19</i> <i>Proposed: 19</i>	
Parking Lot Standards (Sec. 5.9)	To be constructed to Town Standards	FP
Technical		
Fire	Meets Town Standards	FP
Recreation Area (Sec. 5.5)	Required: 3,070 sq ft Proposed: 3,070 sq ft with 25% as a payment-in-lieu	FP
Lighting Plan (Sec. 5.11)	Maximum of 0.3 foot-candles at property line	FP
Homeowners Association (Sec. 4.6)	Not proposed at this time	
Schools Adequate Public Facility (Sec. 5.16)	Required at Final Plans	FP

Project Summary Legend

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