



## MEMORANDUM

To: Board of Commissioners

From: Janie Phelps, Planner II

Date: August 8, 2022

Re: **Text Amendment to the Northwood MUPD specifications  
NWT A-2022-01**

**REQUEST:** Eco Northwood MUPD, LLC LLC – Kirk Bradley is requesting the below text amendments to the Northwood MUPD specifications:

Red text is added language.

~~Strikethrough~~ text is removed.

**BACKGROUND:** Eco Northwood MUPD, LLC contacted planning staff about revisions needed to the master plan document in order to clarify potential confusion. The Planning Board met at their regularly scheduled meeting on July 11, 2022 and recommended approval for the proposed changes unanimously.

**RECOMMENDED ACTION:** Staff recommends the Board of Commissioners make one of the following motions:

Make a motion to make a recommendation to Approve the text amendments for NWT A-2022-01 to the Northwood MUPD Master Plan Narrative.

Make a motion to make a recommendation to Deny the text amendments for NWT A-2022-01 to the Northwood MUPD Master Plan Narrative.

**REQUESTED REVISIONS:**

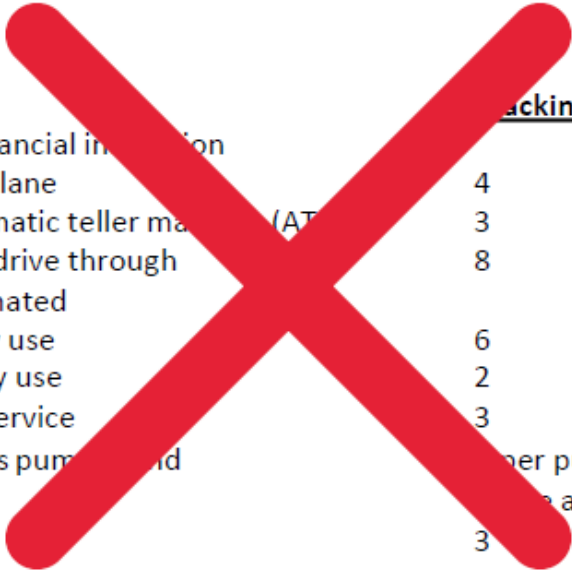
1. AMEND Section VI.I.5, Vehicle Stacking Areas.

5. Vehicle Stacking Areas

~~Vehicle stacking shall be provided in accordance with the following:~~

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<u>Use</u>	<u>Stacking Requirement</u>
Bank or other financial institution	
Per teller lane	4
Per automatic teller machine (ATM)	3
Restaurant with drive through	8
Car wash - automated	
If primary use	6
If ancillary use	2
Car wash – self-service	3
Motor vehicle gas pump island	per pump island, in addition to the space at the pump
Drug Store	3

**REASON.** There are parking space requirements on pages 54-57 that are more restrictive and supersede these requirements.

2. AMEND Section VIII.G.4, Vehicular Use Area Screening.

#### 4. Vehicular Use Area Screening

The following buffers shall be applied between a public right-of-way and vehicular use area: a 15' Type "C" Streetscape buffer shall be provided adjoining publicly dedicated roads within The Project (Northwood Blvd & Fanning Dr); a 30' Type "C" buffer along US 15-501 and Northwood High School Rd frontage; and a 50' Type "C" Streetscape buffer along US 64 frontage. The screen may be located in and be a part of any applicable streetscape buffer and may be used in whole or in part to satisfy the requirements of that streetscape buffer in addition to satisfying the opaque screening requirements. The screen may consist of plants, earthen berms, fences, walls, or any combination thereof, which meet the following requirements:

**REASON.** Current text reads, "Where there is a vehicular use area adjacent to a public street right of way, a 30' Type C landscape yard shall be provided between the public right-of-way and the vehicular use area. This proposed text clarifies an inconsistency that is mentioned in Section VII.B.2 and 3, "2... A 15' Streetscape Buffer will be provided outside the proposed public right-of-way within the project.; 3. Perimeter Buffers are 30' Type "C" along Northwoods High School Road, 15-501 and private properties to the North and West. A 50' Type C buffer is required along the US 64 Corridor to the South". This is to clarify and match the text on page 24.

3. AMEND Section XI.A.5, Illumination Standards, Table 11.1, Table 11.2.

## 5. Illumination Standards

The tables below set forth standards for lighting intensity based upon the lighting zone and associated land use or activity involved. All light levels are measured at ground level. The

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specified minimum (Min.) FC value outlined in the following tables means that the lowest light level point or location in the applicable Land Use Zone (Table 11.1) or applicable Location (Table 11.2) must ~~not fall below~~ **between** the minimum (Min.) stated FC value ~~or exceed the highest (Max.) FC value if a range is specified~~ **range**. An average to minimum uniformity of 4:1 means that the average FC to minimum (Min.) FC ratio cannot be worse (higher) than 4:1. The minimum (Min.) FC plus the uniformity ratio limits the highest amount of light allowed. Values must be calculated using the levels found within the lighted area; for example, a parking lot must be calculated using the levels found within the curb to curb or paved parking area only.

**Table 11.1 Lighting Standards for General Parking with Pedestrian Areas (foot-candles)**

Lighting Zone	Land Use	Maintained Foot-candles	Uniformity Ratio (Average/minimum)
LZ4	-High intensity - Manufacturing & Industrial	0.2 Min. to 1.0 <del>Max</del> <b>Min.</b>	4/1
LZ3	- Non-residential, Mixed-Use, Activity Centers, and Section 7.1 - Retail - Office - Educational - Cultural, civic, and recreational - Church or place of worship - Medium to high density (i.e. more than 3 residential units per gross acre) residential uses	0.2 Min. to 0.9 <del>Max</del> <b>Min.</b>	4/1
LZ2	- Medium to high density (i.e. more than 3 residential units per gross acre) residential uses outside of Activity Centers and Section 7.1.	0.2 Min. to 0.5 <del>Max</del> <b>0.7</b> <b>Min.</b>	4/1
LZ1	- Rural or low density (i.e. less than 3 residential units per gross acre) residential uses	0.1 Min. to 0.5 <del>Max</del> <b>Min.</b>	4/1
LZ0	- Undeveloped open space	Not Applicable	Not Applicable

**Notes:**

1. Illumination levels are horizontal on the task, e.g. pavement or area surface
2. Uniformity ratios dictate that average illuminance values shall not exceed minimum values by more than the product of the minimum value and the specified ratio. For example, for LZ2, the average maintained foot-candles shall not be in excess of 2.0 (0.5 x 4).

**Table 11.2 Other Exterior Lighting Standards (foot candles)**

Location	Maintained Foot-candles	Uniformity Ratio (Average/Minimum)
*Vital locations (entry/exit doors, service areas, ATMs, etc.)	0.2 Min. to 1.25 <del>Max</del> <b>Min.</b>	4/1
Sidewalks (outside of public or private street rights-of-way)	0.2 Min. to 0.5 <del>Max</del> <b>Min.</b>	4/1
Storage yards	0.2 Min. to 1.0 <del>Max</del> <b>Min.</b>	4/1
Loading/unloading docks and platforms	0.2 Min. to 3.75 <del>Max</del> <b>Min.</b>	4/1
Auto sales yard/enclosed outdoor display	0.2 Min. to 1.25 <del>Max</del> <b>Min.</b>	8/1
General recreational areas (fields, playgrounds, courts, Pools, greenways)	0.2 Min. to 2.5 <del>Max</del> <b>Min.</b>	4/1

*\*Maintained foot-candles for vital locations shall be generally based on an area 10 feet by 10 feet or the limits of the specific area.*

*\*\* A vehicular use area, or "VUA", is an area, other than a public street, where motor vehicles are either parked, stored, or driven, including private driveways, private streets, parking lots, motor vehicle display lots, and motor vehicle rental depots, but not including alleyways, parking structures or buildings, underground areas, or areas which are used exclusively as loading areas or service areas.*

**REASON.** Existing lighting levels have been nearly impossible to achieve during Site Plan design because there is an error in the table. The revisions are modeled after the Town of Cary standards, which are transposed from the IESNA Handbook 8<sup>th</sup> edition (Illuminating Engineering Society of North America).

**PUBLIC HEARING:**

A Public Hearing is scheduled to be held on August 8, 2022. Planning Board discussion and recommendations have been forwarded to the Board of Commissioners.

**ATTACHMENTS:** *The file is also digital and can be found here:* <https://nc-pittsboro.civicplus.com/379/Current-Planning>

- Application
- Narrative
- Pages of amended MUPD specifications

*\*\*If scanning the QR code, this takes you to the Current Planning page. Select the year 2022 and select the case file mentioned in this memo.*

