

**DEVELOPMENT STANDARDS: neighborhood residential (p.14)**

CONDITION	ELON LDO (STANDARD)	CONDITIONAL ZONING (PROPOSED)	NOTES
Minimum side setback 3'	8'	3'	We object to this level of reduction.
Minimum rear setback 15'	25'	10'	We object to this level of reduction.
Alley Garage to Pvmnt 10'	15'	10'	No objection.
Max Building Height 3 stories	2	3	If this is only for single family homes or townhomes, we have no objections.
Minimum Lot Area for Single family detached 3000 SF	6,000	3,000	We strongly object to this level of reduction.
Single Family Attached Townhome 1,800 SF	N/A	1,800	No objection.
Minimum lot width 26'	60'	26'	We strongly object to this level of reduction.
Building Setbacks & buffers University Parkway 50'	15'	50'	No objection.
Building Setbacks & buffers Elon Ossippee Road 50'	15'	50'	No objection.
Maximum resident Units 200	275	200	No objection.

**DEVELOPMENT STANDARDS: village center (p.14)**

CONDITION	ELON LDO (STANDARD)	CONDITIONAL ZONING (PROPOSED)	NOTES
Minimum primary street setback 0'	10'	0'	We object to this level of reduction.
Minimum rear setback 0'	10'	0'	We object to this level of reduction.
Accessory Structure/Garage 0'	5'	0'	No objection.
Max Building Height 4 stories	3	4	We object to this level of reduction.
Minimum Lot Area for Single family detached 3000 SF	?	3,000	Not listed in the VC district but would assume this is a 3000 sf reduction. We do not object to reducing lot sizes but object to this level of reduction.
Single Family Attached Townhome 1,800 SF	N/A	1,800	No objection.
Minimum lot width SF detached 26'	16'	26'	No objection for VC district.
Minimum lot width Multifamily attached 18'	16'	18'	No objection.
Building setbacks and buffers University Parkway 25'	15'	25'	No objection.
Building setbacks and buffers Elon Ossippee/Shallowford Church Roads 10'	15'	10'	We object to this level of reduction.
Maximum resident units 250	0	250	The numbers are inconsistent between Zoning Condition 2. We strongly object to this level of increase.
Workplace buildings density 100,000 SF	6,000	100,000	94,000 SF increase. We strongly object to this level of increase.

**DEVELOPMENT STANDARDS: building mix percentages (p. 15)**

CONDITION	ELON LDO (STANDARD)	CONDITIONAL ZONING (PROPOSED)	NOTES
Detached Houses	15-20%	29%	No objection.
Attached Houses or Apartments	10-30%	31%	Unclear to us what the breakdown between townhomes and apartments is and need more clarity before commenting.
Live/Work Units	2-10%	0%	No objection.
Multi-Family Dwellings Above Commercial	5-20%	40%	We strongly object to this level of increase.

**ZONING: preferred conditions (p. 9-10)**

CONDITION	ELON LDO (STANDARD)	CONDITIONAL ZONING (PROPOSED)	NOTES
The maximum number of single-family residential dwelling units shall be 200 units.	275	200	No objection.
The maximum number of multi family dwelling units shall be 200 units.	0	200	We object to this level of increase.
The maximum square footage for non-residential units shall be 100,000 s.f.	0	100,000	We strongly object to this level of increase.
The project shall provide customized standards for architecture, design, and landscaping to review and approval prior to the first phase construction documents.			No objection at present without more information.
On street parking spaces throughout the development (?) [sic] shall be counted toward the required number of spaces for any use.			This condition is unclear to us as to its meaning and would need clarity before commenting
A Master Sign Plan shall be submitted for review and approval prior to the installation of any signage.			No objection.
The following uses shall be restricted from the Village Center district ... (7.1-7.12)			Futher decreases commercial uses from allowed. No objection.
On-street public parking spaces shall not be used for long term parking or storage of unused vehicles.			No objection.
On street public parking shall only be in designated marked spaces.			We do not understand the need for this as this seems redundant but have no objection.
Development shall be in substantial compliance with the Master Plan, Development Standards, Dimensional Standards, and Committed Architectural Elements dated.			We cannot comment on this without seeing these documents.
Streets will be developed in accordance with street sections approved with the Master Plan, Development Standards, Dimensional Standards, and Committed Architectural Elements dated.			We cannot comment on this without seeing these documents.
The development shall be held in unified ownership or control through owner's association documents.			No objection.
The developer will provide a pedestrian connection between the development and existing public sidewalk leading downtown on the western side of Williamson Avenue along the frontage of the Cable Murray LLC Property, PIN 110257.			We have no objection to this concept but feel a single crosswalk is inadequate for safety and request that the town set aside funds to supplement the developer's plan.
NCDOT change in controlled access on University Parkway is required.			We cannot comment without further details.
The project will comply with all NCDOT requirements of the TIA.			No objection but we desire to receive and see the TIA prior to Town Approval of the Rezoning.
The project proposes an additional typical street section of 27-ft back to back, private alley way typical sections, and site specific street geometry as presented on the conditional zoning plan of record.			No objection to private alleys but we have concerns about setbacks.
There shall be no public waste, bulky materials, yard waste collection, or recyclables collection on any off-public right of way street or alley.			No objection.
The project proposes to sign 27-ft back to back public streets as "no parking".			No objection.
The project proposes to conform to the Town of Elon Ordinance standards for site lighting and site landscaping unless otherwise conditioned for fire apparatus access.			No objection.