

BOARD OF ALDERMEN

ITEM NO. (1)

AGENDA ITEM ABSTRACT

MEETING DATE: NOVEMBER 22RD, 2005

SUBJECT: PUBLIC HEARING: REVIEW OF THE CLAREMONT ARCHITECTURALLY INTEGRATED SUBDIVISION CONDITIONAL USE PERMIT, 1018 HOMESTEAD ROAD

DEPARTMENT: PLANNING DEPARTMENT	PUBLIC HEARING: YES <input checked="" type="checkbox"/> NO
ATTACHMENTS: A. PROJECT PLANS B. STAFF REPORT C. LAND USE PERMIT APPLICATION D. SECTION 15-50(G) OF THE LUO E. APPLICANT'S DESIGN NARRATIVE F. TRAFFIC IMPACT STATEMENT G. TREE REMOVAL JUSTIFICATION LETTER H. TRUTH IN DRAINAGE STATEMENT I. TOWN ENGINEER'S APPROVAL LETTER J. LETTER FROM APPLICANT REGARDING ARCHITECTURAL STANDARDS K. ADVISORY BOARDS RECOMMENDATIONS SUMMARY SHEET L. APPLICANT'S MEMO IN RESPONSE TO ADVISORY BOARD RECOMMENDATIONS M. APPEARANCE COMMISSION MINUTES N. CONDITIONAL USE PERMIT WORKSHEET	FOR INFORMATION CONTACT: JEFF KLEAVELAND, 918-7332

PURPOSE

Parker Louis, LLC, as represented by Phil Post and Associates, has submitted an application for construction of a 66 lot, 79 dwelling unit subdivision located at 1018 Homestead Road. The Conditional Use Permit, if approved, would allow the creation of 13 duplex lots (26 units total) and 53 single-family-detached lots with associated infrastructure, including publicly dedicated streets. The Board is asked to review the application, take public testimony, and render a decision on the project.

INFORMATION

The subject property is zoned R-20, Residential, contains 27.6 acres (1,202,997 sf) and is listed on the Orange County Tax Map as number 7.109..16. For vicinity map, see cover sheet of Attachment A.

STAFF RECOMMENDATION

Town staff recommends that the Board first complete the attached conditional use permit worksheet (Attachment N). Upon completing the worksheet, staff recommends that the Board consider the Conditional Use Permit for construction of the Claremont AIS, subject to the conditions below.

1. The continued affordability of the units (lots 52, 53, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69) must be specified in the Homeowner's Association documents per the provisions of Section 15-182.4 of

the Land Use Ordinance. These documents must be approved by the Town Attorney prior to construction plan approval.

2. Certificates of Occupancy for each of the twelve (12) bonus 'market-rate' units may not be issued until such time as the corresponding affordable unit (lots 52, 53, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69) is constructed and offered for sale or rent for an amount consistent with the language found in Section 15-182.4 of the Town of Carrboro Land Use Ordinance.
3. That prior to construction plan approval, bike lane striping is shown on Claremont's collector street.
4. That prior to allowing the use of roll-type curb in the subdivision, written authorization from the Town of Carrboro Public Works Director is required.
5. That the applicant must obtain a driveway permit from NCDOT prior to construction plan approval;
6. That, on the final plat, the applicant makes Offers of Dedication for the Homestead Road sidewalk, and, the Greenway Trail, (with their associated public pedestrian and bicycle easements) to the Town.
7. That the greenway trail as proposed for Claremont have a minimum pavement width of 10 feet consistent with the standards of AASHTO, NCDOT and the Town's Recreation and Park's Comprehensive Master Plan.
8. That flexibility be allowed in the execution of the street tree planting plan (subject to the approval of public works and the planning department), such that the combination of existing and proposed trees along all publicly dedicated streets in Claremont meet the street tree requirements of Section 15-315 of the Land Use Ordinance and that the final arrangement is such that 1/3rd of the street trees retained and/or proposed for this purpose are evergreen.
9. That a fully detailed planting plan be required as needed for the proposed stormwater management devices prior to construction plan approval.
10. That the proposed berm be removed from the plans and replaced with mixed plantings of trees and shrubs that have proven wildlife value and that fulfill the Type A buffer requirement.
11. That the applicant shall provide to the Zoning Division, prior to the recordation of the final plat for the project or before the release of a bond if some features are not yet in place at the time of the recording of the final plat, Mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be in DXF format and shall include a base map of the whole project and all separate plan sheets. As-built DXF files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.
12. That the developer shall include detailed stormwater system maintenance plan, specifying responsible entity and schedule. The plan shall include scheduled maintenance activities for each unit in the development, (including cisterns, bioretention areas, swales, check dams, and irrigation pond), performance evaluation protocol, and frequency of self-reporting requirements (including a proposed self-reporting form) on maintenance and performance. The plan and supporting documentation shall be submitted to Town engineer and Environmental Planner for approval prior to construction plan approval. Upon approval, the plans shall be included in the homeowners' association documentation.
13. That the developer provide a written statement from the electrical utility stating that electric service can be provided to all locations shown on the construction plans prior to the approval of the construction plans;
14. That fire flow calculations and building-sprinkler design (as required) must be submitted and approved by the Town Engineer and Town Fire Department prior to construction plan approval.
15. All light fixtures (public or private) are cut-off, thereby reducing glare to surrounding properties and limiting upward light trespass.

16. That prior to construction plan approval, site lighting, sufficient to meet the requirements of Sections 15-242 and 15-243 of the LUO, be provided in the vicinity of the swim club parking lot and grounds.
17. That on the final plat, all primary conservation areas located on private lots will be reserved as non-buildable areas.
18. That the applicant submit a Voluntary Annexation Petition prior to final plat approval.
19. That the applicant receive(s) CAPs from the Chapel Hill Carrboro City Schools District pursuant to Article IV, Part 4 of the Land Use Ordinance, prior to construction plan approval.

Since the missing segment of the proposed sidewalk in front of the Mildred Nash property creates a missing link in the Homestead Road sidewalk, the following discussion is warranted by the Board. Staff does not believe that the Town can *require* this improvement be a condition of the permit.

- That the Board of Aldermen discuss with the applicant the disconnect of the proposed Homestead Road sidewalk alignment in front of the Mildred Nash property.