



TOWN OF CARRBORO
PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

SEPTEMBER 17, 2009

**Lloyd Square Architecturally Integrated Subdivision
Conditional Use Permit on 100 Deer Street**

Rich Bell moved and Damon Seils seconded that the Planning Board concurs with the staff recommendations.

1. The Planning Board recommends that the applicant provide a construction traffic and staging plan that addresses neighbors' concerns about construction traffic during school walking hours. For example, consider limiting parking of construction vehicles to Lisa Street during these hours.
2. The Planning Board recommends that the applicant work with the neighbors to address the management of dust on Deer Street both during and after construction.
3. The Planning Board agrees with the applicant's request for flexibility in combining the bioretention ponds where appropriate.

VOTE: Ayes (10): Matthew Barton, Rich Bell, James Carnahan, David Clinton, Sharon Cook, Debra Fritz, Heidi Paulsen, Susan Poulton, Damon Seils, Rose Warner; NOES (0); Abstentions (0); Absent/Excused (1) Shoup.

Matthew Barton

Matthew Barton, Chair

9/18/09

TRANSPORTATION ADVISORY BOARD

RECOMMENDATION

September 3, 2009

SUBJECT: Conditional Use Permit Request for the Lloyd Square Architecturally Integrated

MOTION: The Transportation Advisory Board recommends that the Board of Aldermen accept the preliminary design for the Lloyd Square AIS CUP Project with Town staff recommendations and the additional recommendation that, in order to mitigate any safety issues for pedestrians and cyclists during the construction period, the developer work with the community around McDougale School to reach the following goals:

1. That no construction signs block sidewalks,
2. That delivery of construction materials occur at non-school hours,
3. That the developer contact the school regarding a construction alert to be placed in the school newsletter, and
4. That the developer work with subcontractors to ensure that construction vehicles abide by speed limits.

Moved: Austin Brown

Second: Heidi Perry

VOTE: Ayes (6), Noes (0)

TAB Chair

_____/_____/09
DATE

Town of Carrboro
Planning Department



MEMORANDUM

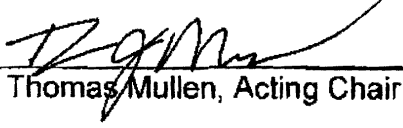
Date: September 17, 2009
To: Board of Aldermen, Lloyd Square representatives
From: Environmental Advisory Board (EAB)
Through: Randy Dodd, Environmental Planner
Copy: Marty Roupe, Development Review Administrator
Jeff Kleaveland, Planner/ Zoning Development Specialist
Subject: CUP Review Comments from 09/03/09 Joint Review

On September 3, 2009, plans were presented for the Lloyd Square subdivision for joint review at Town Hall. Below are new EAB review comments.

1. Bio-retention Basins/Rain Gardens plant selection. Note that impact of deer browse in this area is quite heavy. Because the use of select plants is an important component of rain gardens the deer are likely to have a destructive effect on those plant species. The EAB recommends a permit condition that the EAB be allowed to review bioretention plant species prior to construction plan approval.
2. The EAB recommends a permit condition to require the control of invasive exotic pest plant species during and after development for the entire property.
3. The EAB recommends a permit condition that the applicant be required to submit a road dust control plan that incorporates the guidance provided by EPA in <http://www.epa.gov/owow/nps/gravelroads/sec4.pdf> as part of construction plan approval.
4. The EAB recommends a permit condition that the Tot Lot use playground quality natural mulch which won't compress and softens the impact of falling children.
5. The EAB recommends a permit condition that the applicant be required to submit a school commuter child safety measures plan as part of construction plan approval.

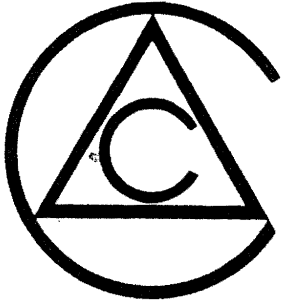
Thank you for your cooperation.

VOTE: AYES (4) ; NOES (); ABSENT (1)


Thomas Mullen, Acting Chair

09-16-09

Date



THURSDAY, September 3rd, 2009

Lloyd Square Architectural Integrated Subdivision

The Appearance Commission Advisory Board hereby recommends approval of Lloyd Square AIS with one recommendation: 1.) a variety of native species of trees be used for street trees when installed by the developer.

VOTING:

AYES: 4 (Wendy Wenck, Chuck Morton, Tom Wiltberger, Loren Brandford)

NOES: 0

James Thomas (for chairperson)
Appearance Commission Chair

9-15-09
Date