

[The below is excerpt from February 25, 2002 Council Agenda Item on Larkspur Cluster Subdivision]

AGENDA # 11

MEMORANDUM

TO: Mayor and Town Council

FROM: W. Calvin Horton, Town Manager

SUBJECT: Larkspur Subdivision - Application for Preliminary Plat Approval
(File No. 7.18..14)

DATE: February 25, 2002

KEY ISSUES

Eubanks Road Access: During the Public Hearing, several citizens mentioned that the adjoining property owner to the north has stated his intent to develop his property and provide access for the proposed Larkspur development to Eubanks Road. We also note that this property owner, Gary Buck, presented a letter to the Transportation Board during its December 4, 2001 meeting. This letter, included as an Attachment to this memorandum, states that Mr. Buck plans to develop his property and is prepared to work with the applicant to extend a roadway between the proposed development and Eubanks Road.

We also note that the Transportation Board, in its Summary of Action, comments on a roadway connection between the proposed development and Eubanks Road. The Board recommends that a roadway connection be constructed between the proposed development and Eubanks Road. The Board also recommends that the connection should be completed within 3 years of approval of the preliminary plat; and, that if this connection is not made within 3 years, the Council should revisit the issue and considers requiring that the Hunter Hill Road access be made a permanent point of access.

Comment: We note that the property owner to the north has not submitted a formal application for development or dedication of public right-of-way on his land. We also note that the applicant's proposal does not include a connection to Eubanks Road at this time or at a future date. Without a formal application submission by the Mr. Buck or a proposed revision to the applicant's submission, the construction of this roadway can not be guaranteed or planned for.

We believe that a public roadway connection between this proposed development and Eubanks Road is desirable. When the property between Larkspur and Eubanks Road is proposed for development, we anticipate encouraging a design that includes this connection. However there is not a mechanism available now to require and assure that potential future connection. If in the

future this roadway connection is made, it would substantially obviate the need for a connection at Hunter Hill Road. If that connection were to occur in the future, the Council could at that time revisit the Hunter Hill connection and could decide to close that connection.

We continue to recommend that the Hunter Hill Road connection between Northwood and Larkspur be required now, allowing full vehicular and pedestrian access from Hunter Hill Road and the Northwood neighborhood.

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[A copy of the entire February 25, 2002 Council report on the Larkspur development maybe download via the below link]

<http://townhall.townofchapelhill.org/archives/agendas/ca020225/11-Larkspur%20Subdivision%20Cont..htm>

Excerpt from February 25, 2002 Approval Resolution for Larkspur Subdivision

Internal Streets/Sidewalks: That all internal streets are constructed to the following design standards:

Street Name	Right-of-way Width	Street Width-Back of Curb to Back of Curb	Sidewalks
Ross Place	50 feet	25 feet	None
Bodega Court	50 feet	25 feet	One Side
Paradise Court	50 feet	27 feet	One Side
Simi Valley Road	50 feet	31 feet	One Side
Larkspur Way (north of Hunter Hill Road)	50 feet	31 feet	One Side
Larkspur Way (south of Hunter Hill Road)	60 feet	35 feet	Two Side (except on the west side south of Lot 6)