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MEMORANDUM

ATTACHMENT 9

TO: Mayor and Town Council

FROM: Greenways Commission
Glenn Parks, Chair *BW BU CP*

SUBJECT: Development Application: The Residences at Chapel Hill North SUP

DATE: October 25, 2006

The Commission voted unanimously (6-0) to recommend that the Council adopt both Resolution A (the partial Revocation of the Phase I SUP) and Resolution B (approval of the Phase II SUP) with the following stipulations:

- That if the applicant is unable to provide all of the required recreation space that the difference be addressed by a payment in lieu of recreation space.
- That a greenway section be built in the southern portion of the property, in or near the Duke Energy transmission line easement that would traverse the property from its eastern line to an access point at Perkins Drive to the west.
- That a portion of a greenway trail be built from the Shieh property to the westernmost access drive in the north portion of the property.
- That the play area include a fence to provide separation between the play area and the access drive and that the details for the fence be approved by the Town Manager prior to installation and issuance of a zoning compliance permit.
- That the design of the play area including the types of play be approved by the Town Manager prior to installation and issuance of a zoning compliance permit.
- That the location and design of the greenway trail segments be approved by the Town Manager prior to installation and issuance of a zoning compliance permit. The trail segments should be designed to AASHTO standards for a bicycle and pedestrian trail. Furthermore the trail segments should be designed to Chapel Hill street standards for weight of vehicles.
- Language should be included in the Special Use Permit that would require the owner to maintain the trail segments, but that would also allow the Town to maintain the trails if necessary.
- A 30 foot greenway easement centered on the southern greenway segment should be deeded to the Town prior to issuance of a zoning compliance permit. The language of the easement should be approved by the Town Manager prior to issuance of a zoning compliance permit. The language of the easement should include the right of the public to use the trail as pedestrians, non-motorized vehicle users, users of motorized wheelchairs.
- A greenway easement should be dedicated to the Town over the entire 1-40 buffer area on the north side of the property. The language of the easement should be approved by the Town Manager prior to issuance of a zoning compliance permit.

Commission members voting were: Glenn Parks (Chair), Mary Blake, Jim Earnhardt, Gary Galloway, Mary Ann Freedman, and Reed Huegerich Absent: Bill Bracey (Vice Chair)