

Handout @ 1-24 meeting

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ATTACHMENT 2

Statement of Bruce Turner, resident of **The Meadows**
Relating to the proposed Sanctuary at Cobblestone Creek (1708-1712 Legion Road)
before the **Community Design Commission**, Chapel Hill,
Wednesday, January 24, 2007

1. I would like the commission to **note** that setbacks on the boundary with The Meadows are less than 11 feet as shown on the preliminary drawing showing the arrangement of condominiums, that was shown to some residents of The Meadows by David Renquist, Pick Enterprises, on Thursday evening, January 18, 2007.
2. **Note** that this same drawing shows six residential units crowded into the area between the creek easement and the boundary of The Meadows. This drawing also shows the length of the driveways for these six units (and also the distance of the houses) to the one-way street from 7 feet to 9 feet in length (insufficient to park a car in the driveway with the garage door closed without extending into the street).
3. **My recommendation** to the developer and to the commission is that no more than four residential units be planned for this area between the creek easement and the boundary of The Meadows. Should the full number of units requested (26) be allowed, the two units subtracted from the above area could be placed with the other 20 planned to be between the creek easement and Legion Road.
4. I should also like to express my **opinion** that: It is incompatible to design condominiums of relatively small areas in order to make the price attractive to prospective home owners with moderate salaries, and to also expect them to pay homeowner dues sufficient to not only maintain the grounds, but also to support the maintenance of a pool and clubhouse.
5. I have a **question** of the commission. Is there a requirement to rezone this property?
6. I have a **question** directed to the applicant. In the Statement of Compliance dated December 10, 2006, it is stated, "In addition there will be approximately 1/2 an acre of undisturbed RDC area that can be enjoyed by all." Is this the area within the easements beside the creek?

I appreciate this opportunity to make this statement to the commission.

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1. Public safety concerns: Safety could be compromised by the fact that the concept plan includes a one lane road through the proposed development; it is described as narrow to "minimize impervious surface aspect". Given most families have at least two cars, where will second car be parked? Where will children ride their bikes? How will police cars and fire trucks get to homes in back of development if the one-lane road is also back-up parking for the development? Similarly, for recycle and garbage trucks? Does the City have other developments with one-lane roads?
2. Environmental concerns: another concern is the environmental impact of this project, which builds upon both sides of the creek and erects two bridges across it. When the Turnberry development was proposed several years ago, did it initially include building on both sides of the creek? If so, was that rejected because building on both sides of the creek would have a negative impact on the environment? Or was there not enough room on The Meadows side of the creek to build homes, given the creek easement?
3. What is the environmental impact of building two bridges across the creek for a one-lane road for the development?
4. How will the construction take place to build 26 homes on less than 3 acres (less easement, pool, etc) without removing significant numbers of trees? What is the City's view on enforcing the Chapel Hill Tree Protection Ordinance? Does the zoning density calculation take into account the 100foot easement for the creek plus the area for common areas, pool, clubhouse?
5. Questions about process: Has the Commission received input from the Turnberry residents and the American Legion re this development and in particular the 8 – 11 foot easement between properties? What use is envisioned for the American Legion tract in the City's long-range plan (possible school site still being contemplated?) How do these plans impact the concept plan for the Legion Road development?
6. Concerns about crowding: The proposed plan includes 26 homes within 8 to 11 feet of the property line. The concept plan does not include decks? Will the homes have decks? Is the 8 – 11 foot easement from the dwelling or from the deck?

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7. Some alternatives to consider: What is the Commission's view on whether the 50 foot easement around the creek is negotiable. If the easement was less, then the homes would not have to be pushed up against bordering neighborhoods.
8. What is the City's view on Common Areas in developments? Also consider that the Concept plan describes a 112 acre common area and a pool, clubhouse, and playground. Are these two separate areas? If the City did not require a common area in the form of a pool and clubhouse, perhaps that would free up some space between homes, between developments, and allow for a two lane road.
9. Concern about student rental housing: What is the potential for "affordable" condos being purchased for renting to undergraduate students? How will the homes in the proposed development be priced? A home in The Meadows was just listed for \$239K? Does the City consider value in adjoining neighborhoods before granting approval?
10. What is the City's view on the percentage of homes in the proposed development that will be "affordable" per Chapel Hill policy3
11. The 26 home development has been advertised in the News and Observer. What is the City's view on pre-advertising or pre-selling homes before approval?
12. What is the City's current view on privacy fences? Are there guidelines with respect to height, materials, etc?
13. What is the process if the re-zoning request is rejected? Will there be an alternative concept plan; opportunity for public discussion?