

SUMMARY OF PLANNING BOARD ACTION

Subject: Chapel Watch Village Special Use Permit Planned Development Housing

Meeting Date: April 3, 2007

Recommendation: The Planning Board recommends that the Council approve the Chapel Watch Special Use Permit Planned Development Housing, with the adoption of Resolution A, as attached to the staff report dated April 3, 2007 with the following conditions:

1. **Connectivity to the Larkspur neighborhood:** That the portion of the internal street between Eubanks Road and the Larkspur neighborhood, beyond the southernmost units, be designed as emergency access only with bollards at the Maywood Way stub-out to allow for pedestrian and bicycle connectivity, as proposed by the applicant and be located within a 45-foot wide public right-of-way dedicated to the Town of Chapel Hill. That opening the entire roadway as a full access street to the Larkspur neighborhood shall require a public hearing process involving notification of all property owners within the Chapel Watch and Larkspur neighborhood.
2. **Maintenance of the Horace William Trail (aka Rails to Trails):** That the proposed greenway trail, between Eubanks Road and Larkspur shall be maintained by the Town.
3. **Recreation space requirements:** That because the applicant is not willing to maintain the greenway, the square footage of the greenway that may be credited towards satisfying the applicant's recreation space requirements shall be reduced by 50%.
4. **Land Disturbance in the Resource Conservation District:** That the amount of permitted land disturbance proposed in the Resource Conservation District shall be increased from 37,16 square feet to 55,970 square feet. The land disturbance will be confined to construction associated with an internal street, the Horace Williams Trail and stormwater infrastructure.
5. **Energy Efficiency:** That the applicant will incorporate a "20 percent energy efficient" feature into their plans, relative to the energy efficient standard of the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE), or other comparable standards generally recognized as applicable to building energy consumption, applicable at the time of application.

Vote:

Ayes: Margaret Campion, Thomas Jensen, Nancy Milio, Gene Pease, and
Judy Weseman

Nays: George Cianciolo, David Johnson, Ruby Sinreich, and James
Stroud

Reason for Dissenting Votes: Those voting in opposition to the project did not support the emergency access only connection to the Larkspur neighborhood. They supported the staffs recommendation that the applicant construct a full access public roadway connection between Eubanks Road and the Larkspur neighborhood.

Prepared by: Ruby Sinreich, Chair
Dana Stidham, Staff