

# Sunrise Coalition

Sunrise Coalition re: Town  
Council January 23, 2008

# Bradley Ridge Proposed Subdivision Remaining Issues

- Storm Water
- Off Street Parking
- Sustainability

# Storm Water

**WE OBSERVED ACTIVELY FLOWING WATER (NOT "STANDING WATER" AS INDICATED IN THE STAFF MEMO) ALONG THE ENTIRE LENGTH OF THE DISPUTED INTERMITTENT STREAM AND WETLANDS ON THE EASTERN PORTION OF THE PROPERTY DURING AND AFTER THE RAIN EVENT ON DECEMBER 30, 2007. FLOWING WATER IS A STRONG INDICATOR OF A HYDROLOGIC CONNECTION TO THE PERENNIAL STREAM THAT FLOWS UNDER I-40.**





# Storm Water Concerns

- No measures have been proposed by the Applicant to minimize impacts to boggy wet area in Basin 1 drainage.
- This wet area currently functions as a natural storm water treatment zone. Development and piping of the wet area will:
  - obliterate the stream channel and wetlands
  - eliminate and bypass the natural storm water treatment in this area, directly connecting the entire drainage area to Basin 1.
- Basin 1 performance may be impaired by its placement on seasonally wet soils and high water tables, with high clay content.

# Recommendations

- The applicant perform additional borings in basin 1, the potential intermittent stream and boggy areas and provide the results to town staff (Plat Lots 12,13,14, 19, 20, 21 and 22).
- The applicant not build structures in seasonally inundated areas. This would protect future homeowners from problems associated with wet crawl spaces and unstable soil conditions.
- The applicant incorporate natural storm water treatment provided by stream and wetlands into the storm water management plan. Natural storm water treatment zone would help reduce nitrogen load to Jordan Lake.
- The recommended increase in allowable impervious surface not be permitted.

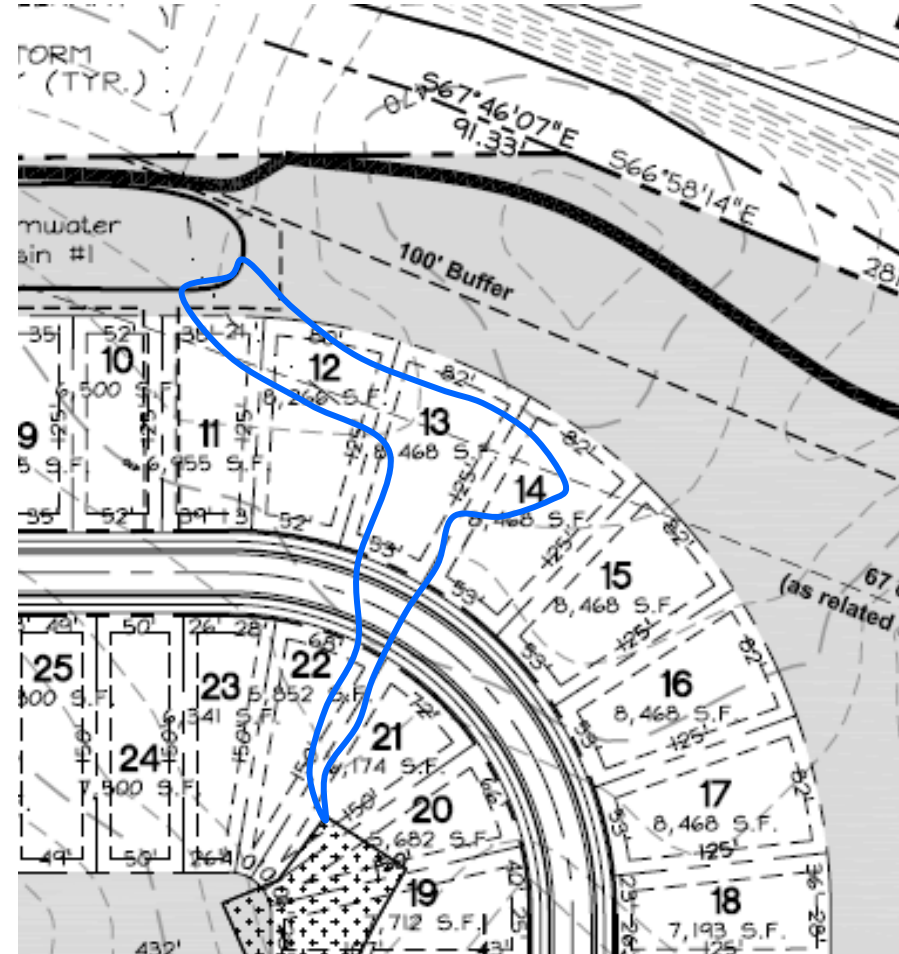
# Seasonally saturated area: Intermittent Drainage

**CH stormwater engineers** cited the **significance of the area** and recommended that **disturbance be avoided or minimized**.

**Pictures are LOTS 21 and 22**

**Request the determination be revisited for adherence to LUMO**

- important precedent for Town
- Clearly state reason for determination with reference to LUMO





# Parking

Resolution A stipulates that no on-street parking will be permitted from 9am to 4pm Monday to Friday; These restrictions are similar to the restrictions in the adjacent Chandlers Green Neighborhood.

- How will these restrictions be enforced?
- Will sufficient off-street parking be available during the day?
- How will on-street parking safety issues be handled after 4 pm when on-street parking is permitted? The street is planned to be only 27 feet wide.

# Sustainability

- Ongoing maintenance
  - Orange County Land Trust has recently adjusted its model to deal with problems of ongoing maintenance. What plans are in place to make sure that homeowners will be able to adequately maintain their property?
- Annexation Tax Burden
  - When this land is ultimately annexed into Chapel Hill, the tax burden on homeowners will increase substantially. The tax for an individual home could exceed \$3,000/year. What plans are being made to insure that homeowners will be able to afford the total carrying charges for these homes?
- Homeowners' Association
  - Does the applicant plan to have one or two homeowner's associations?

# APPENDIX A

Mayor's Committee

17 Guiding Principles Adopted by  
Town Council May 12, 2003

# 17 Principles

- 1. Retain present zoning; The present zoning of this property is Residential
- 2. Compliance with regulations: Plans should be drawn in a manner that would meet all regulations in the LUMO at the time that an application is considered by the Council.
- 3. Consider Clustering Development: Whatever density and/or intensity are permitted on this site under existing zoning should be clustered so as to take advantage of buildable areas and minimize disturbance to sensitive areas.
- 4. Consider Developing Housing for Varied Income Levels: Prepare plans, perhaps in cooperation with other agencies, such that the development provides housing opportunities for homeownership for persons of low and moderate income. Various building types and designs.
- 5. Provide Recreation Amenities: If a subdivision application is prepared, it is required that land be set aside for recreation; if a Special Use Permit application is prepared, it is required that amenities for active recreation be provided. Regardless of the type of application, plans for development of this site should include active recreational amenities.
- 6. Consider Public Transit: Plans for development of this property should explicitly consider current and proposed transit routes, and provide reasonable access and sidewalks to public transit locations.
- 7. Provide Sidewalks and Pedestrian Paths: Provide adequate pedestrian paths to destinations in all directions from the site, including connection to a future greenway along I-40.
- 8. Building and Site Design: Careful attention should be given to site and building design, with sensitivity to the environment. Development should avoid the power line and Resource Conservation District (RCD) corridors and result in buildings that are attractive.

# 17 Principles

- 9. Minimize Impacts on RCD for Road Construction: Design the street network and utility systems so as to cross the RCD in the least disruptive locations, and with the fewest possible crossings.
- 10. Possible Development Partners: Partnerships with other nonprofit organizations may enhance the variety of housing opportunities that are developed on this site. It is expected that all housing built on this site will be affordable to individuals and families with income below 80% of the area median income.
- 11. Develop Designs that Promote Inclusion: Seek designs that will promote interaction between this proposed development and surrounding areas; avoid designs that would serve to isolate residents of this proposed development.
- 12. Provide Corridor for I-40 Greenway: Chapel Hill's Greenways
- 13. Study Sunrise Road Access
- 14. Consider How Best to Provide Sewer Service: Seek designs that minimize RCD disruption and allow for future extension of utilities to nearby properties.
- 15. High-Voltage Power Line: Prepare designs that minimize proximity of dwellings to the power line corridor.
- 16. Consider Stub-outs: Review adjacent development patterns, existing and potential, to determine if it is desirable/feasible to stub-out streets at the edges of this property, for possible future extension.
- 17. Future Workshop: It would be desirable for Habitat to sponsor a workshop, involving neighbors of this property, to consider possible designs for use of this property prior to preparation and submittal of a Concept Plan.