

AYDAN COURT

Post Public Hearing Questions and Task Assignments

Need responses from Applicant no later than Monday 11-3 at Noon

1. **What are the potential benefits of the current Aydan Court multi-family proposal compared to developing the site under the existing R-1 zoning use-by-right?** APPLICANT / STAFF response
2. **Provide a comparison between the proposed Aydan Court multi-family development and what could be done on the site with the current R-1 zoning.** STAFF (table with multiple zones and options)
3. **Is it the intent of the R-1 single-family zoning to have 17 single-family lots or to consider more creative options, such as single-family cluster development?** STAFF (table with multiple zones and options)
4. **How much can the Town do to influence the developer's proposal and recommend one alternative over another?** STAFF
5. **Compare the intensity standards, including floor area and impervious surface, as well as stormwater requirements allowed under the multi-family proposal and the existing R-1 development.** STAFF - Table
6. **How would stormwater impacts compare between the proposed multi-family development and the existing R-1 zoning that would require single-family development.** STAFF – *Sue Burke*
7. **How many requests has the Council had to modify Steep Slopes regulations since these regulations have been in place?** STAFF
8. **Provide the intent behind the current Steep Slope regulations in the Land Use Management Ordinance?** STAFF – *Sue Burke*
9. **How is stormwater and erosion going to be managed during construction?** APPLICANT / STAFF – *Sue Burke*
10. **How do we know that the proposed stormwater management and erosion control devices will work effectively throughout the life of the proposed development?** STAFF – *Sue Burke*
11. **Provide information regarding how the current proposed Jordan Lake Rules may pertain to Aydan Court for both the construction period and the post-construction development. How would the proposed JL rules apply, which go beyond the current Orange County erosion control rules?** APPLICANT (Provide Construction Timeline Narrative) / STAFF – *Sue Burke*
12. **Provide the amount of amount and percentage of proposed Disturbed Land Area calculating only the area that *can* be disturbed, not areas that are off limits by regulation (i.e. deduct the vegetated buffers and the RCD area prior to doing calculation).** APPLICANT

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13. **Address comment in staff report that indicates that the proposed stormwater management device is not acceptable.** STAFF – *Sue Burke*
14. **What is the enforcement mechanism going to be for adhering to the proposed organic landscaping maintenance program?** STAFF (Stipulation regarding HOA Conditions and Covenants)
15. **How do you keep the proposed Recycling Program functioning properly over time?** APPLICANT / STAFF
16. **It is important that future residents of the proposed development are informed of the potential for public transit being routed through the site in the future.** STAFF – Correct misunderstanding
17. **Provide an explanation regarding staff recommendation for limiting the construction start and completion deadlines.** APPLICANT (Provide Construction Timeline Narrative) / STAFF
18. **Provide creative ideas of how future residents of the proposed development could become active in local environmental organizations, such as River Watch or Clean Sweep programs.** APPLICANT
19. **Provide the list of six criteria being considered that would apply to applications requesting rezoning to the R-SS-C zoning district.** APPLICANT / STAFF
20. **Provide information about how far people typically willing to walk to public transit and how does this distance compare to the distance to the proposed transit stop at a recently approved development, St. Thomas More Church?** STAFF
21. **Please clarify if the Town has ever shown an interest in purchasing the Aydan Court site.** APPLICANT (Provide History) / STAFF response
22. **What kind of hunting buffer is required by NC hunting regulations? To illustrate this, please provide a map indicating the required hunting buffer, the NCWRC recommended buffer and what is being proposed by the applicant.** APPLICANT (Provide Revised Map with multiple boundaries and narrative, if necessary)

For discussion: There seemed to be an interest in a development proposal that would request LESS in regard to modification to regulations and would reduce proposed impacts to the site. What are the options to scale back the current proposal?

Note: Sue Burke must speak to Milt Rhodes by 10-24, applicant's SW Engineer, to discuss requirements for revised SW Management Plan. Sue will review revised SWMP and provide comments to the Planning Dept. no later than Friday Nov. 7 at Noon, sooner if possible.

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Applicant will provide responses to tasks indicated above no later than Monday Nov. 3 at Noon.