

SUMMARY OF COMMUNITY DESIGN COMMISSION CONCEPT PLAN PROPOSAL COMMENTS

- Subject:** Chancellor View – Concept Plan Proposal
- Meeting Date:** August 20, 2003
- Recommendation:** That the comments of the Commission be forwarded to the applicant and the Town Council.
- Vote:** Unanimous to forward comments by members present: George Cianciolo, Dale Coker, Chris Culbreth, Thatcher Freund, Laura King Moore, Scott Nilsen, Charlotte Newby (Vice-Chair), Weezie Oldenburg, Amy Ryan and Polly Van de Velde.

Commission member comments:

DESIGN

1. Several Commission members expressed concern that the proposed design was inconsistent and not compatible with the adjoining Zapata Lane residential development. Stating that the proposed development was planned in the “middle” of the Zapata Lane neighborhood, differences noted by Commission members included smaller homes and lots size in the proposed plan. One member stated that the proposed development seemed more akin to the Southbridge neighborhood along Culbreth Road.
2. Recommendations voiced by some Commission members, with respect to the “appearance discrepancies” between the proposal and the Zapata Lane neighborhood included increasing lot size along Zapata Lane and/or providing a buffer/wooded area between the entrance into the proposal and the Zapata Lane development.
3. A Concept Plan for a 33 acre residential development was first reviewed by the Community Design Commission in 2001. That plan proposed 30 lots on 33 acres. The Commission noted and supported the lower density (24 units on 27 acres) proposed with this current plan.

ACCESS AND CIRCULATION

4. Several members expressed support for the shared access driveway to the three affordable lots along Old Lystra Road.
5. One Commission member stated a concern with a single point of access to this development from Old Lystra Lane (via Zapata Lane). The Commission member asked that the applicant investigate additional points of access to the proposed development. A possible access, suggested by the member, included a connection to Old Lystra Road, through the portion of the development with the affordable housing

lots. It was noted that this proposed roadway would cross the Resource Conservation District.

6. A Commission member pointed out that the recreation trails, as proposed on steep slopes, did not seem practical.

STORMWATER MANAGEMENT

7. Because of the steep topography, the Commission expressed concern with how the applicant intends to manage stormwater runoff. One Commission member stated that the proposed clearing will make it difficult to manage runoff, especially down stream. Another Commission member stated that the vegetative cover on the steep slopes is not well-suited for a stormwater management plan that incorporates excessive surface runoff.

TREE PRESERVATION

8. The Commission suggested that the applicant strive to protect significant trees and retain as many of the significant trees as possible.

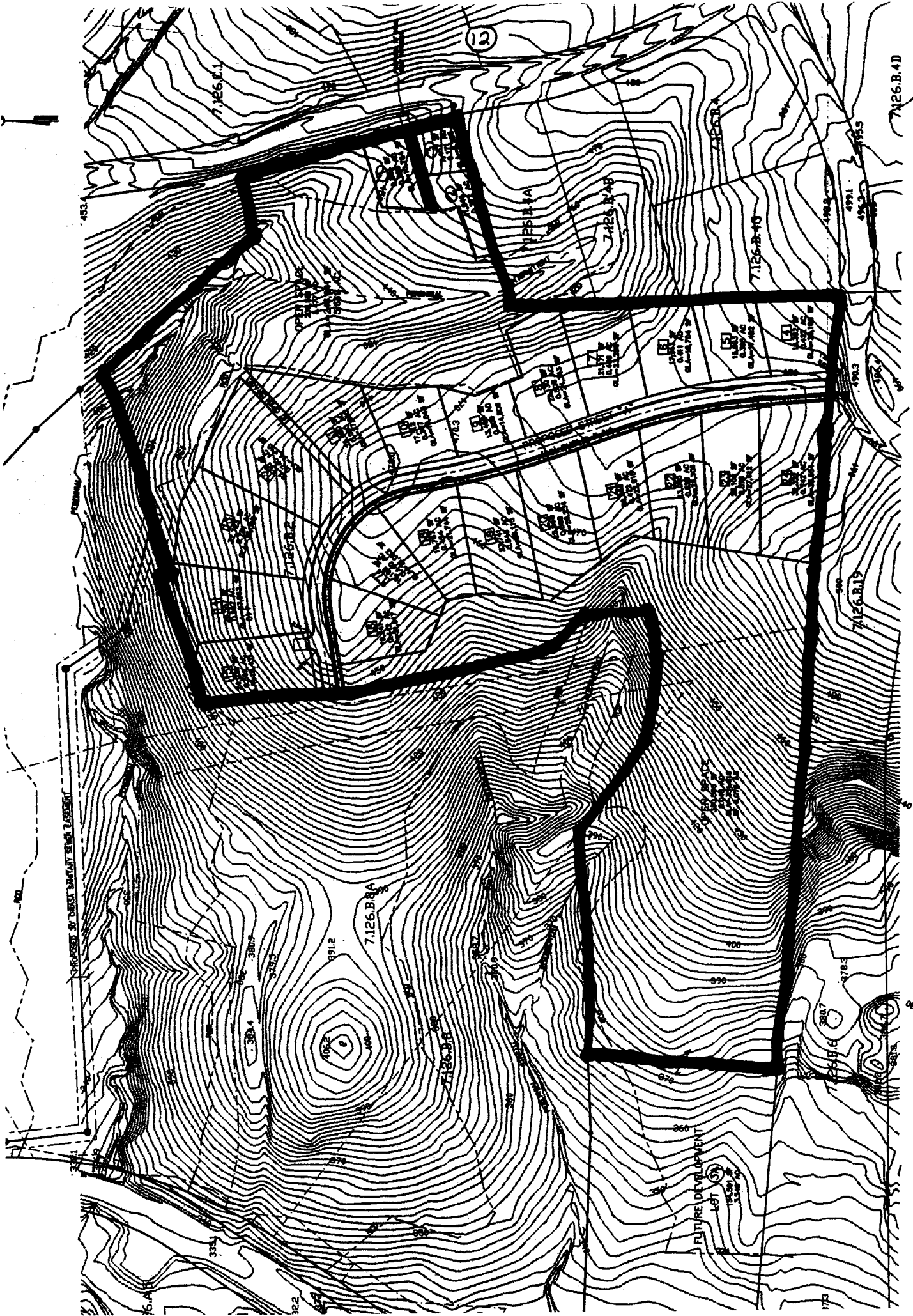
GRADING, STEEP SLOPES

9. Although it appears that the proposed layout generally avoids the steeper slopes, the Commission stated that the development planned for several lots may involve grading on steep topography and some Commission members noted that several lots appear to have extensive grading. The Commission suggested that the applicant minimize the amount of grading and attempt to preserve more of the steep slopes areas and associated vegetation.
10. One Commission member expressed concern with what appeared to be extensive grading proposed at the end of the road.

AFFORDABLE HOUSING

11. Commission members noted that the three affordable housing lots, along Old Lystra Road, were oddly shaped. Instead of clustering the three lots along Old Lystra Road, it was suggested that the affordable lots not be separated and instead be incorporated into the overall neighborhood. It was also suggested that the applicant consider increasing the number of affordable housing lots from three to four.

Prepared by: Charlotte Newby (Vice-Chair)
Gene Poveromo, Staff *For CN*



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PROPOSED CONCRET PLAN REVIEWED
BY C. D. C. AUG 20, 2003