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M. Joseph Hakan

ATTACHMENT 16

Consultant
Development · Construction

January 29, 2002

J. P. Culpepper
Planning Department
Town of Chapel Hill
306 N. Columbia Street
Chapel Hill, NC 27516

Subject: Avalon Park Subdivision, High School Road

Dear Ms. Culpepper;

We are submitting this date preliminary subdivision plans for review by the staff, the planning board, and eventually, the town council. As you know, this is only a ten lot subdivision and it meets all the requirements of the ordinance and design standards. This letter is to address the issues raised by the Community Design Commission in our meeting with them on December 19, 2001.

1. Move Houses Closer to the Street to Have Bigger Back Yards - We do not believe this is the right approach. We believe the front should be accordance with the ordinance to have some decent front yard that can be utilized by the owner. The back yard will also be adequate based on the foot print. We hope that the planning board will leave the set back requirements as per the zoning ordinance.
2. Streets Are Too Narrow - Warren Mitchell has discussed this with the Engineering Department and they have asked that we increase the width of loop road by five(5) feet. We have done that and we understand that it will take some of the land away from recreation area and that will have to be made up by you either allowing this deviation or payment in lieu for the small amount we have reduced the recreation requirements. The engineering question about the turning radius for trucks, etc. has been checked and the radius shown on the drawings are satisfactory based on city standards.
3. Common Use of Buffers and Planters for Use by the Homeowner's Association - We do not believe this is a good idea at all. We believe each property owner should have control of his real estate and any encroachment

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March 8, 2002

Town of Chapel Hill
Planning Department
Attn: Phil Mason

Via Facsimile: (919) 969-2014

Re: Avalon Park Subdivision - Request for Expedited Review

Dear Mr. Mason,

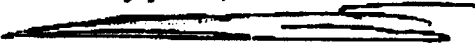
In reference to Mr. Hakan's request for an expedited review of our proposed subdivision, please note that one of the points in his letter indicates that we will provide medium priced housing in Avalon Park.

Given Avalon Park's proximity to Chapel Hill High School (and surrounding schools), our homes will be most convenient to these schools' employees and their families. Avalon Park will also be very convenient for families with school age children. In this regard, the design, size and pricing of the average house at Avalon Park specifically takes these factors into consideration so as to provide the most attractive, yet affordable, product for this segment of the market in Chapel Hill.

In this regard, we plan to build homes that are approximately 2,300 SF in size, on average. Based on current market valuations, lending conditions, and interest rates, our lender estimates that the minimum annual salary requirement for an average home at Avalon Park is approximately \$70,000 (given a 20% down payment, and a \$500 consumer debt level). As per our discussion, I did check with our lender, and I have confirmed that these lending limits do apply to a family of four people. As may be noted, this income level falls within the local median annual income level of \$71,300 for the Raleigh-Chapel Hill metropolitan area.

Thank you for reviewing our request, and please do not hesitate to contact me or Mr. Hakan at any time if you have further questions regarding this matter.

Sincerely yours,


E. Hani Fakhoury
Director

cc: M. Joseph Hakan