

SUMMARY OF PLANNING BOARD ACTION

Subject: Avalon Park Subdivision –
Application for Preliminary Plat Approval

Meeting Date: September 3, 2002

Recommendation: That the Council approve this application for Preliminary Plat Approval with conditions as recommended in the Staff Report dated September 3, 2002, subject to the following changes and/or stipulations:

- That the Resource Conservation District portion of the Recreation Area located to the rear of lots 4 and 5 and crossed by a drainage easement not be counted toward satisfying the recreation requirement.
- That the Resource Conservation District area shall be part of individual homeowners' lots and that a pedestrian corridor accessing the Resource Conservation District would no longer be needed except for maintenance in the stormwater easement.
- That the applicant provide a payment-in-lieu for 6,702 square feet of recreation area as an alternative to providing the Resource Conservation District as partial fulfillment of the Recreation Area requirement.
- That a stipulation be included which would require the traffic island to be landscaped and that it be maintained by the Homeowners' Association.

Vote: 10-0

Aye: Scott Radway (Chair), Timothy Dempsey, Sally Green (Vice-chair), Julie Coleman, H. Coleman Day, Gay Eddy, Thatcher Freund, Nancy Gabriel, Suzanne Haff, Ruby Sinreich

Nay: None

Prepared by: Scott Radway, Chair, Chapel Hill Planning Board
Kay Pearlstein, Staff *KP for SR*