

Sanderway Architecturally Integrated Subdivision

Vision 2020 - Policy Narrative

With respect to “development”, the Vision 2020 plan discusses five topics: Avoidance of Adverse Effects; Preservation of the Natural Environment; Attractiveness of the Developed Environment; Carrboro’s Character; Balanced and Controlled Growth.

The narrative below indicates the statements from Vision 2020, and addresses how the Sanderway Subdivision is compliant with these stated goals.

2.0 DEVELOPMENT

2.1 Avoidance of Adverse Effects on Public Health and Safety

“Infill development should take place in a manner that fulfills the town’s goals and enhances neighboring areas. The town should develop policies that mitigate the adverse impact of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility. The town should develop a process to mediate disagreements between developers and residents of existing neighborhoods.

“The town should limit development in sensitive areas such as the watershed, wetlands, and other areas the development of which could adversely affect water supplies and habitat. The town’s restrictions on development within the University Lake Watershed should be retained and enforced.”

We believe that the Sanderway subdivision as presented, fulfills the town’s goals and enhances the neighboring areas for infill development. Following the town’s guidelines throughout the design process has resulted in a plan that respects the neighboring properties, adds recreational facilities, balances the effects of development and stormwater to improve drainage and environmental considerations, maintains all hardwood growth on the property, and improves the safety of vehicular traffic from the existing neighboring properties.

2.2 Preservation of the Natural Environment

“The Town should continue to require the preservation and maintenance of open space when land is developed, to enforce restraints on clear-cutting, and to require adequate buffers.

“Where development is deemed acceptable, there should be well defined dense development with areas of well- preserved open space.

“The town encourages the planting of native plant species, as well as non-native species that are not invasive. Removal of invasive species is encouraged. The town supports education on this topic and encourages the public to become aware of the list of invasive plant species found in Appendix E-17 of the Town of Carrboro Land Use Ordinance.”

The Sanderway subdivision maintains increased buffers and does not include clear cutting other than necessary for roads and utilities. Greater than forty percent of the land area as permanent open space. The planning has “well defined dense development with areas of well-preserved open space”. All plantings in the development are supported by the new Carrboro planting guidelines.

2.3 Attractiveness of the developed environment

“The town should continue to encourage developers to apply adopted downtown design guidelines when planning and building new structures in the downtown area. Additionally, the town should continue to encourage developers to follow architectural guidelines for residential property. The town should periodically revisit the architectural guidelines to evaluate their effectiveness and their impact on other policy areas (See 2.52 and 6.0).

“New development that blends single-family and multi-family units should be designed and landscaped to ensure compatibility.”

The Sanderway Architecturally Integrated Subdivision has presented plans for the residential units that are based on the town’s architectural guidelines.

2.4 Carrboro's character

“Development throughout Carrboro should be consistent with its distinctive town character. The town should adhere to policies that limit the widening of roads, encourage plantings alongside roads, preserve historic areas, buildings and older neighborhoods, and retain unspoiled green spaces and other natural areas.

“Carrboro should plan and encourage the growth of tree canopies over roads to mitigate the heat and smog effect caused by superheated pavement. Carrboro should strongly encourage the electric utilities to put their lines underground to allow for full canopy coverage. “

The Sanderway Architecturally Integrated Subdivision, by following the Town's architectural guidelines as well as developing environmental strategies, keeping a large part of the property as permanent open space, and including recreational facilities, adds to the vibrancy of Carrboro's character. All electric utilities in the new subdivision will be underground to support a full tree canopy coverage.

2.5 Balanced and controlled growth

“The town should support the implementation of our Small Area Plan. The town should continue to require the construction of a diverse housing stock.”

The Sanderway Architecturally Integrated Subdivision follows the Facilitated Small Area Plan for Carrboro's Northern Study Area. The funds allocated from this project, which are in excess of \$135,000 as a payment in lieu, are intended to support the Town's goals of creating a diverse housing stock.

Sanderway Architecturally Integrated Subdivision

Connector Roads Policy Narrative

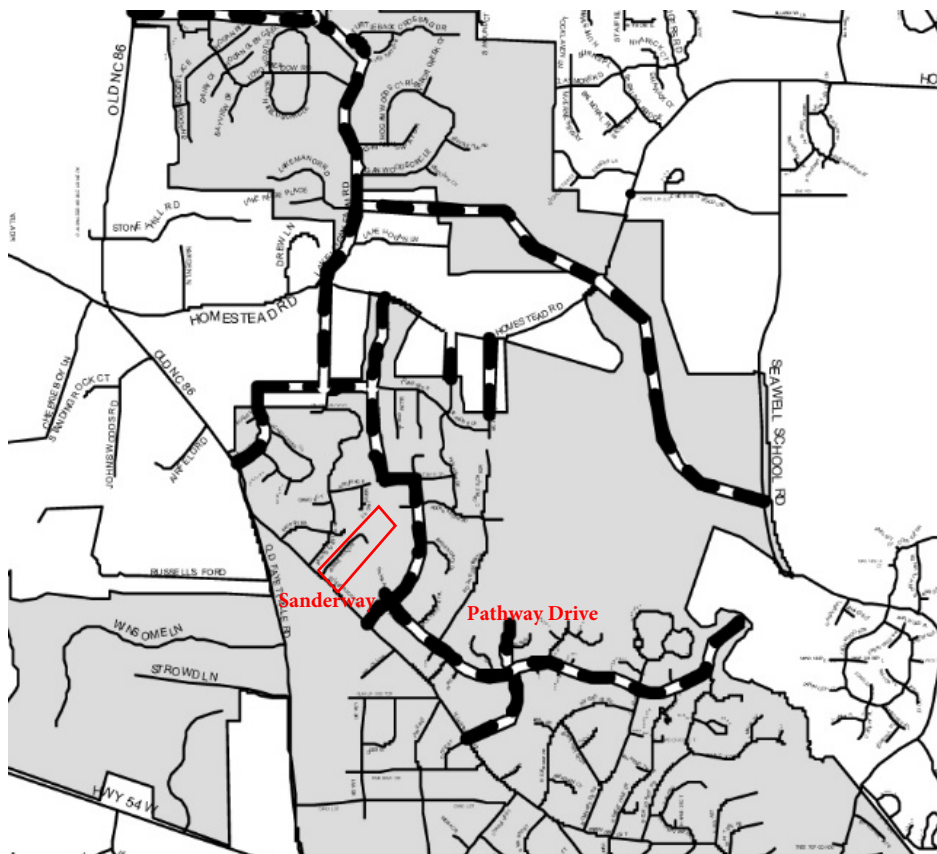
The following information is from the Carrboro Connector Roads Policy:

“The Connector Roads Policy was adopted by the Board of Aldermen as a guide to aid in the construction and maintenance of a sound traffic plan for the town.”

“The Policy’s purpose was to ensure that old and new developments and businesses in the town would be connected to each other, both to disperse newly generated traffic and to give a sense of connectivity and unity to the town as it grows. The roads included on the Connector Roads Plan were intended to provide a backbone for a more intricate grid of smaller connector roads.”

“The roads shown on the Connector Roads Plan are intended to provide a backbone for a more intricate grid of smaller connector roads. The Connector Roads Policy is designed to guide an ever-changing Board of Aldermen as new projects and developments come before them for approval. As Carrboro’s boundaries for development expand, additional areas and “backbone” collector roads will need to be added to these maps to ensure that all of Carrboro connects in ways that are both safe and efficient.”

On the connector Roads Plan indicated below, there is no connection indicated from Pathway Drive through the Riggsbee property connecting the proposed Sanderway subdivision. Nevertheless, provision has been made in the Sanderway roadway configuration for future connection to Pathway should the adjoining property be developed with sufficient roadways to make the connection.



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Facilitated Small Area Plan for Carrboro's Northern Study Area

With respect to Goals and Objectives of the Facilitated Small Area Plan for Carrboro's Northern Study Area, the following items are set forth that pertain to the Sanderway Architecturally Integrated Subdivision:

- **Street Connections**
- **Greenway Corridors and Parks**

The narrative below indicates the statements from Vision 2020, and addresses how the Sanderway Subdivision is compliant with these stated goals.

Street Connections

The section on Street Connections discusses Eubanks Road, a Policy for shifting Rights of Way, and connections between Lake Hogan Farm and the High School. None of these items pertain to the portion of Pathway Drive or Hillsborough Road applicable to this project.

Greenway Corridors and Parks

3. SUBSIDIARY GREENWAY TRAILS: Require Developers of new subdivisions to lay out and construct neighborhood trails through their new developments in such a way that they will connect with and expand the Town's more formal greenway network.

The Sanderway Architecturally Integrated Subdivision provides paved access from Hillsborough Road through the site and improving Horn Hollow as a link to the existing Greenway along the stream connecting Sanderway to the adjoining residential neighborhoods.

Transportation Requirements for Developers

"New development should be strongly encouraged to install sidewalks and bicycle paths along collector and arterial roads adjacent to their development."

The Sanderway AIS integrates sidewalks, bike circulation, pedestrian access, paved greenway access within the developed project, all per the Town's standards.