

Sanderway Architecturally Integrated Subdivision

Response to Advisory Board recommendations from the Applicant:

PLANNING BOARD

The Planning Board has requested that some of the lots include rear detached garages.

RESPONSE: As Carrboro's Land Use Ordinance has set a path that preserves large areas of open space – 40% of the project area has to remain open space, the resultant building lots are highly compressed. They are not similar to older developments that preserved open area on each individual lot. With this compact buildable area, the possibility of creating a side driveway on the lots to serve a rear garage is not available. There are two lots in the subdivision that may have a rear garage. Lots 6 and 12 could have access from around the corner, with the buildings facing Sanderway and the garages accessed from Pathway.

We would consider making this a suggestion to the eventual homebuilder, but not be a binding imperative. If the person who buys the home and selects the final design for those lots wishes to have the convenience of having the garage within the home footprint, we do not want to make that an impossibility on these two lots.

ENVIRONMENTAL ADVISORY BOARD

The Environmental Advisory Board made three requests:

1. Street lighting should be LED.
 - a. **RESPONSE:** Duke Power will be supplying the street lights. They do have LED as an option and these will be requested from Duke in the subdivision construction.
2. Architecturally Integrated Subdivision design should include goals for energy efficiency that exceed the minimum building code residential energy requirements
 - a. **RESPONSE:** Most builders do incorporate Energy Star certified. This Conditional Use Permit is not inclusive of building design. It is for subdivision only, and the guidelines of the Ordinance address the architectural character of the buildings only for required compliance.
3. Wherever possible, use local materials sourced within 50 miles.
 - a. **RESPONSE:** This Conditional Use Permit is not inclusive of building design. It is for subdivision only, and the guidelines of the Ordinance address the architectural character of the buildings only for required compliance.

TRANSPORTATION ADVISORY BOARD

The Transportation Advisory Board comments are more in the nature of observations and are not seeking responses from the applicant.