

Connectivity

In guiding Carrboro's growth, Town policy supports the development of an interconnected matrix of public streets. Section 15-214 of the Land Use Ordinance (LUO) requires new subdivisions to tie into anticipated streets outside the development, thereby providing "connectivity" to the Town's public road system. The Sanderway AIS has addressed this provision by ending the new street with a tee intersection that is configured to allow for a future extension of Pathway Drive to Cates Farm Road. This tee is built to the sub-collector standard.

Traffic Analysis

Vehicular traffic to the 18 new homes will be served off of Lake Hogan Farms Road about These dwellings are expected to add approximately 180 trips per day onto Lake Hogan Farms Road and the surrounding road network.

The additional traffic generated by this development is not expected to exceed the capacity of the surrounding road network. The plans have been satisfactorily reviewed by NCDOT. No signalization is proposed.

NCDOT and the Town Transportation Planner has reviewed and approved the configuration of the roads as shown on the plans. The developer will need to obtain a driveway permit which may include additional encroachment agreements from Public Works and NCDOT prior to construction plan authorization.

Traffic Calming

As street connections are completed, impacted streets, such as the proposed sub-collector will likely have an interest in traffic calming measures. The Advisory Board's may wish to discuss this matter further.

Greenways

There is an existing gravel driveway that serves, via easement, three lots north of the subject parcel. The applicant proposes to pave a portion of this driveway with a 12' asphalt section all the way to the Horne Hollow subdivision public greenway path terminus. This will tie into the new road network improving pedestrian/cyclist connection ~~while terminating this existing driveway's driveway curb cut onto Hillsborough~~ (Attachment B). It is expected that this facility be available to the public via a public easement to be recorded on the final plat. This is not the same as a dedication. Also, it is expected that it will be constructed sufficiently to withstand use by refuse trucks and emergency vehicles. Because of this, the Homeowner's Association will assume responsibility for the maintenance of the facility. ~~The existing driveway entrance will eventually have bollards installed to prevent further use. It is suggested that these bollards be mountable to allow for secondary emergency access.~~

Transit

Chapel Hill Transit has been notified of the proposed project and has no immediate plans in the vicinity that require the project to provide a bus stop.