

SUMMARY SHEET OF STAFF AND ADVISORY BOARD RECOMMENDATIONS
CONDITIONAL USE PERMIT FOR
Kentfield Subdivision

STAFF RECOMMENDATIONS	
Recommended by	Recommendations
EAB	<ol style="list-style-type: none"> 1. The hiking path should connect up to the gazebo and to the sidepath along Homestead Road. 2. If the stated goal of the Town in Section 15-217(a) of the LUO is to provide interconnection between streets, the connectivity to Wyndham Drive should be maintained and no bollards should be installed. Connectivity should be maintained in the interest of environmental benefits and environmental justice. 3. The hiking path should be shaded with large, native canopy trees and should be made of hardbark mulch. 4. Install a diverse assortment of large, native canopy trees throughout the neighborhood. 5. Remove the old silt fencing and tree protection fencing from the area. 6. Avoid concentrating the size-limited housing to one area. 7. Refer to the EAB Project Evaluation Template for additional recommendations. 8. Reorient the roofs of the housing to south-facing to provide for future solar installation. Consider pitching the south-facing roof to approximate the Town's geographic latitude. 9. Buffer the primary conservation areas 350 feet in accordance with recommendations from the Green Growth Toolbox by the NC Wildlife Resources Commission.
NTAAC	<ol style="list-style-type: none"> 10. Supports the connectivity requirements of the LUO such that they recommend that the Wyndham Drive connection be allowed without the use of bollards to interrupt traffic flow. Instead of bollards at the connection, traffic calming measures should be employed. 11. Recommends that the mulched hiking trail be paved to better serve the needs of parents and children in the community. 12. Recommends the hiking path be extended to tie into the proposed Homestead Road sidewalk/path in order to further improve the pedestrian opportunities for the community.

AC	<p>13. That the proposed gazebo be accessible to handicapped individuals.</p> <p>14. The hiking path be extended to tie into the proposed Homestead Road sidewalk.</p>
TAB	<p>15. The town has an established Connector Roads policy which is not being applied consistently due to the inclusion of bollards to close the street to through traffic. The types of concerns related to volumes of “cut-through” traffic would be minimized if the street network had been allowed to develop a connected grid with multiple routes. If a connected grid had been established then all streets would be connector streets and no single route would be disproportionately affected by “cut-through” traffic.</p> <p>16. If the Board is going to keep the Connector Roads policy they should stop granting exceptions to it OR either remove the policy OR rework it to focus on bike-ped connectivity which is what the street connection with bollards does provide.</p> <p>17. The maximum allowable residential density for this subdivision would not be supportive to future transit service along the Homestead Road corridor.</p> <p>18. The ADA curb ramps on the internal intersection should be two separate ramps and properly align with the crosswalks as to avoid directing people with visual impairments out into the middle of the intersection.</p> <p>19. The neighborhood should use a neighborhood roundabout instead of a stop sign for the internal intersection to reduce traffic noise for adjacent houses.</p>

PB	<p>20. Recommend that the Board adopt an additional condition clarifying when the bollards are to be raised and when they are to be removed. While we acknowledge the concerns of the neighbors, we would prefer that the bollards are not installed at all because it is established policy of the town to create connectivity between existing and new subdivisions. This policy is in the public interest because it disperses traffic, discourages the segregation of neighborhoods from each other, discourages funneling traffic onto collector roads, allows better access for emergency vehicles, decreases the distances that cars have to travel and thus reduces the release of greenhouse gases, allows for people to take more trips by foot or bicycle. We would like to draw your attention to Provision 4.12 of Vision 2020, which states “the town should continue to implement its connector roads policy.” In short, it is in the interest of public health and safety to continue this policy, and therefore regrettable that the board has let this policy erode on a number of occasions. The Board should not incorporate bollards into conditional rezoning in the future.</p> <p>21. Recommend the CUP establish that the walking trail should connect all the way up to the sidewalk on Homestead. This will allow for pedestrians and bicyclists to make connections to the greenway through Claremont.</p> <p>22. Acknowledge that the applicant has met the requirements of the Land Use Ordinance in regard to smaller homes, but we once again regret that there is as of yet no affordable housing planned for the site. We believe that the spirit of the ordinance was to make new housing more affordable, but because wages in the area have not kept pace with cost of housing of all sizes, the board needs to make an extra effort to ensure affordability.</p>
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