Legislation Text

File #: 19-46, **Version:** 1

TITLE:
Continuation-4 of the Public Hearing Sanderway AIS CUP

PURPOSE: To continue the public hearing for the Sanderway Architecturally Integrated Subdivision CUP an 18-lot residential subdivision with associated public and private infrastructure to be located at 1236 Hillsborough Rd. The hearing was opened by the Board on Tuesday June 26, 2018.

DEPARTMENT: Planning

CONTACT INFORMATION: Jeff Kleaveland, 919-918-7332, jkleaveland@townofcarrboro.org

INFORMATION: GH-2, LLC has submitted a CUP application for the construction of an 18-lot residential subdivision with associated public and private infrastructure to be located at 1236 Hillsborough Rd. The subject property is zoned R-20 and is about 8.54 acres in size. The subject parcel is identified by Orange County PIN 9779-14-2354. For a vicinity map, see Attachment A (also contains utility information).

At the June 26th, 2018 public hearing the Board received testimony from neighbors surrounding the project. In light of some of the concerns raised, the Board voted to continue the meeting to a later date so that the project could be referred to the newly formed Stormwater Advisory Commission (SWAC) for review and recommendation. The Board also requested additional information pertaining to access to the existing homes located directly below the development as well as the viability of an OWASA water extension to these homes. These matters were addressed at the second continuation hearing held on October 16th. Note that the continuation meeting was originally scheduled for September 25th but the developer requested additional time to address comments raised by SWAC as well as by the neighbors.

At the October 16, 2018 continuation hearing, neighbor testimony continued raising additional questions about the unique stormwater situation of the site and the surrounding neighborhood. At this meeting, the Board instructed staff to conduct regular meetings with the neighbors while the applicant's consultant further articulated the project's design and engineering. The meeting was continued to subsequent dates (November 13 & January 8) whereby the applicant requested additional time.

The agenda items for past meetings/continuations can be found here (search: Sanderway):

<https://carrboro.legistar.com/Legislation.aspx>

Staff Memo - Plan changes, Neighborhood Meeting info, Proposed Conditions
Please see the attached memo for a summary of the substantive changes to the plans, a review of neighborhood meetings identifying conditions that were either modified or added to the permit, and the final proposed conditions (Attachment B).

Updated Plans/Stormwater information
The revised project plans are attached (Attachment C). See also, the attached Truth in Drainage Statement which describes the overall configuration of the stormwater management system; this document addresses in layman terms many of the concerns raised by the Board of Aldermen at the October 16, 2019 public hearing (Attachment D). See also the revised stormwater technical document and the Town Engineer's review letter (Attachment E & F).

Request for Rain Event Frequency Analysis
Alderman Slade requested Town Staff provide guidance regarding the frequency of storms exceeding the 25 year design storm of the LUO. Randy Dodd prepared the attached report (Attachment G).

FISCAL & STAFF IMPACT: Applicant has paid the associated fees with the permit request.

RECOMMENDATION: Town staff requests that the Board continue the public hearing and consider all pertinent evidence presented. In absence of public, health, safety and/or welfare reason(s) to deny, staff recommends that the Board of Aldermen approve the 18 lot Sanderway AIS CUP based on compliance with the Land Use Ordinance, subject to the conditions included in the staff memo (Attachment B).

See Attachment H for the CUP Worksheet: