

CONCEPT PLAN COMMENTS
710 North Estes Townhomes
COMMUNITY DESIGN COMMISSION

October 26th, 2021

The Community Design Commission conducted a Concept Plan review for the 710 N. Estes Townhomes development at a meeting on October 26th, 2021. The project proposes townhomes w/ associated parking and improvements.

**Key points made by members of the Commission about the Concept Plan are listed below.*

- Multiple commissioners voiced support of keeping the architecture 2-fronted, one being pedestrian facades and one being vehicular facades.
- Multiple commissioners voiced concern w/ the buffer on the northern property line as it relates to the existing residential development.
- Multiple commissioners supported stepping the architecture as you move away from Estes towards the established neighborhood.
- Multiple commissioners expressed the desire to see a more defined line b/w the pedestrian and vehicular realms.
- Multiple commissioners felt that the angled northern property line could be used as a design feature and could assist in reducing the orthogonal layout.
- Multiple commissioners agreed that additional green space should be provided.
- One commissioner felt protection of existing homes from light, noise and density should be important.
- One commissioner is concerned w/ the open space and green space proposed, noting the lack of those spaces.
- One commissioner is concerned that there is no attempt for this development to be contextual to the single family neighborhood to the north.
- One commissioner was concerned that the environment of the site was not being considered as part of this concept plan.

CONCEPT PLAN COMMENTS

STORMWATER MANAGEMENT UTILITY ADVISORY BOARD

MEETING DATE: October 26, 2021
PROJECT: 710 N Estes Townhomes
BOARD MEMBERS PRESENT: Chad Pickens; Evan Kirk; Janet Clarke; Pamela Schultz; Phil Post; Shugong Wang; Stefan Klakovich; Stephan Hearn; Steve Bevington
BOARD MEMBERS ABSENT: None

The Stormwater Management Utility Advisory Board (Board) met on Tuesday, October 26, 2021 and received a presentation from the 710 N Estes Townhomes applicant. The 7.3-acre development is proposing 78 townhomes in 12 buildings. The site is located between the Aura project and the Chapel Hill Retirement Residences. It is bordered to the south by N Estes Dr and on the east by Somerset Dr. The site contains a stream, which is subject to the Town's Resource Conservation District (RCD) regulations. No disturbance is proposed in the RCD. The site appears to contain steep slopes.

Board members had the following comments:

- The submittal does not delineate areas of steep slopes or show any proposed disturbance within the steep slope section(s). Land disturbance in steep slope sections should be avoided or minimized.
- Recycling and dumpster locations are not shown. They need to be located so that they are not adjacent to the stream or drain to the onsite stormwater system inlets.
- The location of the underground detention structure was not shown but the applicant indicated it would be under the pavement in the southwest corner of the site. The outlet from the underground detention should be located outside of the RCD.
- Land disturbance limits should be shown, especially along N Estes Dr, even if approximate. The application states that 6.25 acres of the 7.3-acre site will be disturbed.
- The plan should show the location of the proposed 42-inch culvert under N. Estes Dr.
- The plan should show the continuity of the greenway/multi-modal path.