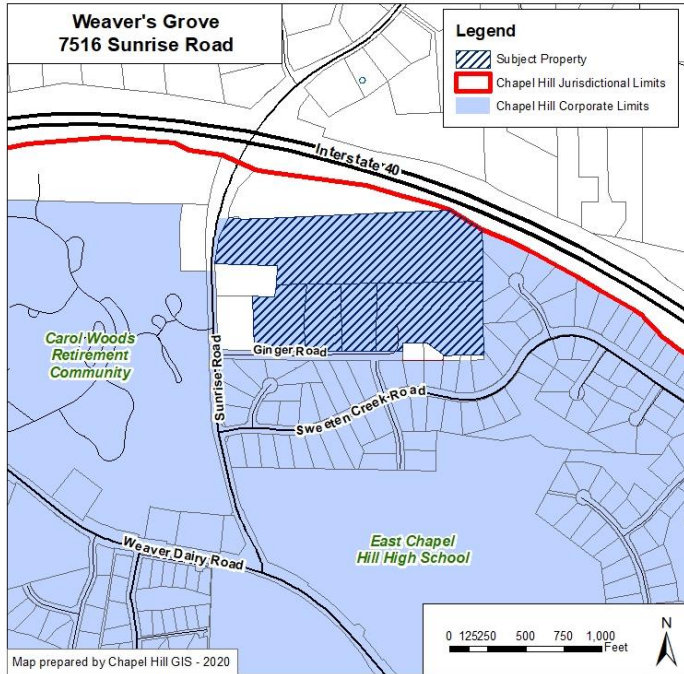




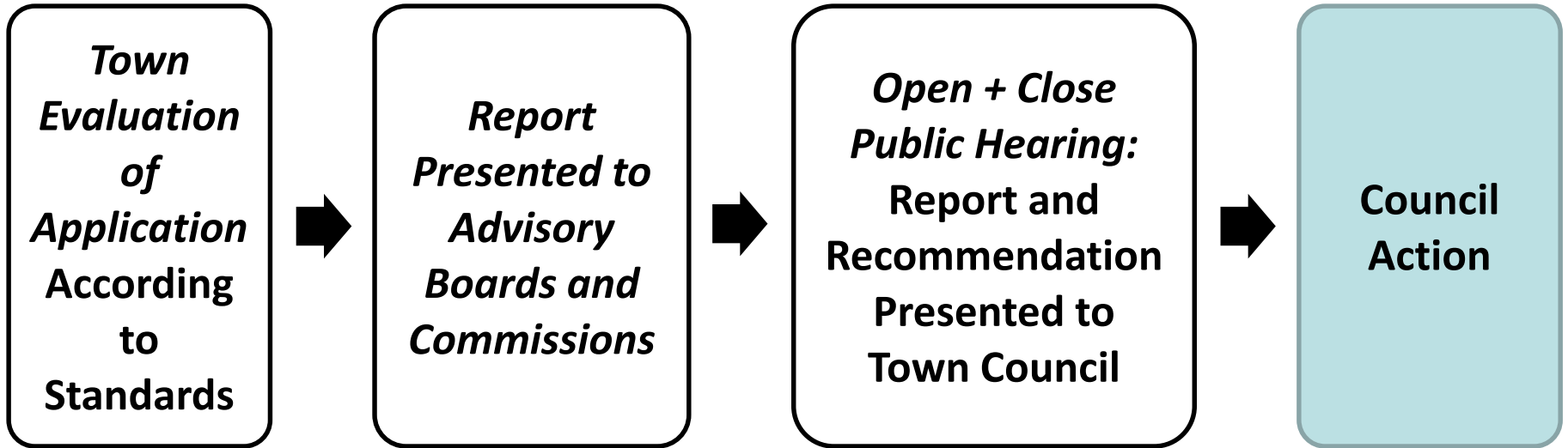
7516 Sunrise Road Conditional Zoning



Town Council

June 24, 2020

- Adopt Resolution of Land Use Plan Amendment
- Adopt Resolution of Consistency
- Enact Revised Ordinance A



7516 Sunrise Road – Illustrative Site Plan



- Additional public comments included in packet
- Responses to Council questions included in packet
- Additional stipulations included in response to Council questions – *see Revised Ordinance A*
- Revised stipulations emailed today

Revised Ordinance A – new stipulations

#17 - Drainage Plans required

#18 - Construction of berm and required plantings

#19 - Certified foundation design

#20 - Sediment basin design

#21 - Geotechnical engineer certification

#22 - Erosion control inspections

7516 Sunrise Road – Updates since Public Hearing

6. Land Use Flexibility: The developer requests flexibility regarding the mix of housing types, including single-family, single-family with accessory units, duplex units, and multi-family. A maximum of 243 dwelling units, regardless of type, is permitted. A third party geotechnical engineer will specify and oversee the regrading of the townhouse site located in the southeast corner of the project. A copy of the report shall be submitted to the Town prior to issuance of a building permit for the townhouse site. If in the geotechnical engineer's opinion there is any concern that this former ephemeral stream location will present future drainage or moisture problems in the future, then that townhouse structure will be deleted from the project or relocated or redesigned such that the potential drainage or moisture problem will be resolved. Any changes to site layout shall not impact the approved limits of disturbance or other environmental considerations.

15. Performance Guarantee: A performance and maintenance guarantee in an amount satisfactory to the Town Manager shall be provided to meet the requirement of Section 4.9.3 of the Land Use Management Ordinance prior to the approval of Construction plans recordation of the final plat.

22. Erosion Control Inspections: That, in addition to the requirement during construction for inspection after every rainfall, the developer shall inspect the erosion and sediment control devices daily, make any necessary repairs or adjustments to the devices, and maintain inspection logs documenting the daily inspections and any necessary repairs. This shall include weekly invitations to walk erosion control measures to Orange County Erosion Control and Town of Chapel Hill staff. Within two weeks, erosion control performance issues identified by Town staff during weekly walks shall be addressed.

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