

**06-24-2020 Town Council Meeting**  
**Responses to Council Questions**

**ITEM #13: Consider an Application for Conditional Zoning at Weavers Grove, 7516 Sunrise Road - Proposed Change from Residential-2 (R-2) to Residential-6 Conditional Zoning (R-6-CZ) and Neighborhood Commercial Conditional Zoning (NC-CZ)**

**Council Question:**

Do we have any expert opinion (not the developer or the neighbors) on whether it's safe/desirable to build homes in the part of the property adjacent to I-40, where road noise levels are at 67 db or greater? What level of noise abatement (preferably in dBA) will the proposed berm achieve?

**Staff Response:**

*Additional information about noise levels and the earth berm can be found in the Staff Technical Report under "Updates Since the Public Hearing". The Federal Highway Administration states that, when properly constructed, an earth berm may reduce noise levels up to 15 dBA. An additional stipulation has been included with specifications regarding the construction of the berm.*

**Council Question:**

Can the stormwater or engineering staff weigh in on whether it's OK to build townhomes over the stream at the SE corner of the site or if issues with flooding/seepage/mold would indicate that those units should be moved?

**Staff Response:**

*Additional information about building on and near ephemeral streams can be found in the Staff Technical Report under "Updates Since the Public Hearing". Stormwater staff and the developer have agreed to additional stipulations, summarized in the Technical Report and included in Revised Ordinance A, to mitigate impacts associated with the ephemeral stream.*