

CONCEPT PLAN COMMENTS

STORMWATER MANAGEMENT UTILITY ADVISORY BOARD

MEETING DATE: March 22, 2022
PROJECT: Gateway
BOARD MEMBERS PRESENT: Chad Pickens; Janet Clarke; Pamela Schultz; Phil Post; Shugong Wang; Stefan Klakovich; Steve Bevington
BOARD MEMBERS ABSENT: Evan Kirk (exc); Stephan Hearn (exc)

The Stormwater Management Utility Advisory Board (Board) met on Tuesday, March 22, 2022 and received a presentation from Wendi Ramsden (CJT). The project site is located north of Old Chapel Hill Rd, between E Lakeview Dr and N White Oak Dr.

The project site is approximately 16 acres – 15 parcels were amassed to create the project site. Approximately 380 multi-family residential units and 537 parking spaces (including spaces in the Town's right-of-way) are proposed. Findings from an incomplete stream determination were presented. The applicant had requested a stream determination for only one parcel interior to the project.

The site is largely forested and most of the site will be cleared. The applicant will be requesting a modification to the 100-ft buffer along I-40 (reduce buffer from 100 feet to 50 feet). There are minimal steep slopes, mostly along the roads (manmade).

Board members had the following comments:

Missing items and inconsistencies:

- Stream Determination is incomplete. The applicant needs to request a stream determination for the other 14 parcels.
- Existing Conditions Plan – Existing vegetation information is not shown.
- Proposed Site Plan – Stream and stream buffers are not shown.
- The application states the RCD will be protected but the plan shows a stormwater control measure in what would be RCD in the lower southeast corner of the site (area not included in the stream determination). Please quantify all disturbance, including disturbance for allowable uses in the RCD/Jordan buffers.

Comments:

- The southeast corner needs more study to include a complete stream determination of the project site, locations of streams, and the RCD.
- Did the transportation corridor and connectivity influence the number of parking spaces?
- Did the applicant consider structured parking?
- The parking total should only include the number of spaces provided on the project site and not in the Town's rights-of-way.
- What will be built in the area reserved for future development?
- Consider underground stormwater management and permeable pavement.
- The 30-ft ROW reserved for future road may need to be wider. How does this reserved area align with the future Danziger Dr. Ext.?

- Clearing almost 15 acres; only about a half-acre of forest will remain undisturbed along I-40. Clearcutting 97% of the site is too much. Need tree save areas along perimeters and interior.
- Provide more tree buffer along the west boundary.
- Reduce the proposed 60% impervious surface.
- Consider dispersing stormwater control measures throughout the site.
- Add a multi-use path to the proposed Road A right-of-way.
- Where is the planned solid waste location on site? Dumpsters and recycling areas should be sited located away from the RCD, streams, and interior drainage system.
- Consider incorporating green infrastructure that takes advantage of possible infiltration opportunities.
- Street B will be impacted by 50-foot buffer from pond located south of the project area and unlikely to be built.
- The Board does not support the request to modify the 100-ft buffer along the interstate.