

CONCEPT PLAN COMMENTS

STORMWATER MANAGEMENT UTILITY ADVISORY BOARD

MEETING DATE: June 7, 2022
PROJECT: Barbee Chapel Apartments
BOARD MEMBERS PRESENT: Chad Pickens; Evan Kirk; Pamela Schultz; Phil Post; Shugong Wang; Stefan Klakovich; Steve Bevington
BOARD MEMBERS ABSENT: Janet Clarke

The Stormwater Management Utility Advisory Board (Board) held a special meeting on Tuesday, June 7, 2022 and received a presentation from Michael Skena (Toll Brothers) and their engineer. The project site is east of Barbee Chapel Rd, south of NC Highway 54. It is immediately north and west of the proposed Hillmont project.

The project site is approximately 10.5 acres; the existing site has single-family homes on partially wooded lots. There are no streams, wetlands, or regulatory floodplains on the property. A small area in the northeast corner of the site may have an RCD stream buffer as the result of an intermittent stream on the adjacent property.

The applicant is proposing 325-355 residential units in four buildings with 4-5 stories. Surface parking is proposed. Two underground stormwater facilities are proposed.

Board members had the following comments:

Missing items and inconsistencies:

- Sediment and erosion control permit will be obtained from Orange County, not Durham County.
- Copy of the stream determination was not included with application (Town staff provided copy to the Board).

Comments:

- The applicant is proposing 75% impervious; the maximum allowed is 70%. A request for a modification to the regulations would be needed. What is the justification for exceeding the impervious surface ratio? The applicant provided no justification and Board members are opposed to a modification of this regulation.
- The applicant is also proposing to request modifications to the regulations for density and floor area. The Board does not support approval of modifications to the regulations for density, impervious area, or floor area. The Board encourages the applicant to pursue one of two directions. The first is to conceptualize a standard development project that meets the Town Code requirements and needs no modifications to the regulations. Alternatively, the applicant provides a truly special project that justifies approval of modifications to the regulations.
- Use the medians in the parking areas for stormwater quality treatment.
- How much of the required tree canopy will be met with existing tree canopy? The Board recommends that at least half of the required 30% tree canopy be achieved by retaining existing tree canopy.
- Can the number of surface parking spaces be reduced? Based on the number of proposed units and 1.4-1.5 spaces per unit noted in the application, there will be 455-533 parking spaces. The Board recommends parking under the buildings be evaluated.

Reducing the amount of impervious surface will also reduce the size of the required stormwater controls.

- In other cities, projects are providing access to onsite electric car rental facilities, e.g., Zip Car. This is a creative way to reduce the amount of impervious surface associated with parking.
- Have any low impact design elements been considered?
- The play area is located in the far southeast corner, the Board recommends that the play area be more centrally located.
- Where will the proposed stormwater control measures discharge? Offsite flooding impacts (i.e., Finley Forest) need to be evaluated. Offsite drainage improvements may be required. The outlets from underground detention that will be discharged into Barbee Chapel Road will have to be carefully looked, as well as a possible outlet towards the outlet in the northeast corner.