

10-27-2021 Town Council Meeting Responses to Council Questions

ITEM #19: Concept Plan Review: 710 North Estes Drive

Council Question:

What price point is being considered for the units? Why not any 2 bedroom? Have stacked townhomes been considered?

Applicant Response:

The price point has not been finalized. Three and four bedrooms have been proposed to fill the need for missing middle family housing units. They provide more flexibility to include home offices. Stacked townhomes have been brought up by some neighborhood groups as well as the HAB. The development team is studying this as an option.

Council Question:

Has the plan been modified at all based on our urban designer's comments?

Applicant Response:

We are considering Brian Peterson's urban design comments. No modifications have been made at this point, but the site layout may be adjusted based on collective comments from CDC, Council, and Brian prior to a CZP submittal.

Council Question:

How much buffer and tree preservation is planned for each side?

Applicant Response:

North - 10' Type B, East - 10' Type B, South - 15' Type B, West - 10' type B. The project will also meet the 40% tree canopy coverage requirement with a combination of preservation and replacement of trees.

Council Question:

This looks like a lot of impervious; where are recreation and green spaces being planned? How will this connect to the multi-use path?

Applicant Response:

The impervious area is beneath the required threshold of 50%. The amount of recreation area also meets the requirement. Developer is considering completing the multi-use path on Estes Dr.

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Council Question:

What collaboration is happening with Aura in relation to connectivity, stormwater, etc., if any?

Applicant Response:

*There will be a road connection to the Aura site near the Townhouse portion of that project.
Stormwater management will be addressed independently for both sites.*

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Council Question:

What is the height – in feet and in stories – of the houses (I believe there are four) on Somerset that abut the proposed project?

Applicant Response:

The houses appear to be 2-3 stories in height.

Council Question:

What is the width of the buffers surrounding Azalea Estates and were they required as part of the project approval (SUP or Conditional Zoning)?

Staff Response:

Azalea Estates was entitled with the following buffers:

<i>Location</i>	<i>Approved Buffer</i>
<i>Eastern Property Line (Philips Middle School)</i>	<i>10-foot Type 'B'</i>
<i>Northern Property Line (Coker Woods Subdivision)</i>	<i>20-foot Type 'C'</i>
<i>Western Property Line (Somerset Drive)</i>	<i>15-foot Type 'B'*</i>
<i>Southern Property Line (North Estes Drive)</i>	<i>0-30 feet*</i>

**Modified buffer*

Council Question:

What is the width of the buffers required by code for the proposed project?

Staff Response:

<i>Location</i>	<i>Required Buffer</i>
<i>Eastern Property Line (Somerset Drive)</i>	<i>20-foot Type 'C'</i>
<i>Northern Property Line (Coker Woods Subdivision)</i>	<i>10-foot Type 'B'</i>

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<i>Location</i>	<i>Required Buffer</i>
<i>Western Property Line (Aura Development)</i>	<i>10-foot Type 'B' (potentially a shared buffer with Aura)</i>
<i>Southern Property Line (North Estes Drive)</i>	<i>30-foot Type D</i>