

ENVIRONMENTAL STEWARDSHIP ADVISORY BOARD

The charge of the environmental stewardship advisory board will be to assist the Chapel Hill Town Council in strengthening environmentally responsible practices that protect, promote and nurture our community and the natural world through advice and program support.

RECOMMENDATION FOR A CONDITIONAL ZONING DISTRICT FOR 710 N ESTES DRIVE TOWNHOMES

October 11, 2022

Recommendation to Council: Approval Approval with Conditions/Considerations
Denial Motion was Defeated

Motion: Judy Gaitens-Arneson moved and Lucy Vanderkamp seconded a motion to recommend that the Council approve the conditional zoning district application for the property located at 710 N Estes Drive if the following conditions and special considerations are met:

Vote: 3-5

Aye: Judy Gaitens-Arneson, Stefan Klakovich, Lucy Vanderkamp

Nay: Chair Tom Henkel, Vice-Chair Anthony Henage, Adrienne Tucker, Marirosa Molina, Ella Feathers

The following members of the ESAB voted against recommending the application for approval based on the reasons noted below:

Chair Tom Henkel – While the energy plan was good, there are too many unknowns about the stormwater management plan.

Vice-Chair Anthony Henage – Agreed with other members’ concerns about protection of mature trees and the stormwater management plan, also adding that not enough has been done to address the concerns raised about impacts to endangered wildlife.

Adrienne Tucker – There is not enough commitment and certainty about tree protection, and more could be done to work with the existing terrain for a better design.

Marirosa Molina – There is not enough information provided about impervious surface area and stormwater management.

Ella Feathers – Agreed with Adrienne Tucker’s reasoning and unconfident in a stormwater management plan that is designed for a 25-year storm event.

Conditions:

- Create a stormwater plan that would account for a 50-year storm event
- Construction will be all electric with an HVAC SEER rating of 15 or better
- All buildings will be solar-ready

Special Considerations:

- Create a stormwater plan that would account for a 100-year storm event
- Preserve the existing greenway on the northern border

Prepared by: Tom Henkel, Chair, Environmental Stewardship Advisory Board
Anthony Henage, Vice-Chair, Environmental Stewardship Advisory Board
John Richardson, Community Sustainability Manager, Staff Liaison to ESAB