

To: Town of Hillsborough

On requested items to be submitted as part of submittal on Fiori Hill Special use permit, and to include additional items that are requested to be waivers from ordinary submittal.

We are requesting a change from previously issued Mixed Use to Residential Special Use per 4.4.4 UDO

- 1. This project has undergone 2 name changes over the course of development. Fiori Hill has been previously named Foxhaven and The Village at West Ridge. Documents from early in the development process may still be titled with one of the previous project names. Where possible the names on these documents have been changed.*
- 2. We would like to request that the Special Use Permit approval be valid for a period of 5 years.*
- 3. The Application, site plan, survey, record of ownership, land suitability analysis, environmental protection plan, water use analysis and list of requested waivers are being submitted by our civil engineer. See Attached, submitted by EarthCentric Engineering Inc.*
- 4. A traffic impact analysis has been completed under the name "Foxhaven" and is in the Hillsborough planning office and is also attached hereafter. Suitability has been established for more than requested amount of traffic / units anticipated. The project has undergone a couple name changes since the traffic impact analysis was performed.*
- 5. The NC Division of Cultural Resources has been contacted and a report is forthcoming shortly. (note; this is a repeat of work done in 2004).*

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6. *We are a recognized green builder lic# 23927 see web-site: www.peloquinconstruction.com and intend to offer the homes as *energy star certified. It should be noted that this is much more stringent a model than NC energy code.*
7. *We are offering the homes in 4 specific lot sizes and price points which support the diversity and need of Hillsborough per appendix L. See plan for lot sizes. Our intention is to offer pricing starting at 199k.*
8. *Due to the request for a private road and to satisfy the requirements of Solid Waste needs, a private contract on waste services is prepared by Waste Industries to serve the community. A copy of the contract is attached to the e-files.*
9. *The Fire Marshall has been informed and reviewed plan which has been designed to exceed the requirements. The final road design will incorporate any considerations represented by Fire Marshall.*
10. *Erosion personnel have been invited to review plan and a grading and erosion plan is being created. Additionally, storm water control and treatment is being designed into the site plan. Use of rain chains to disconnect roof drainage from the roadway drainage and direct roof runoff to clustered green spaces and bioretention cells as well as extensive use of the natural vegetation, existing wetlands and riparian buffer are intended to provide treatment and on-site storm water control. As indicated in the preliminary stormwater impact analysis submitted for review, these measures are expected to meet the design standards required while maintaining the maximum amount of existing vegetation.*
11. *A significant increase of passive greenspace is being designed into the site plan in an effort to maintain 50 % as greenspace / public recreation space, as well as active*

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recreational spaces will be included to the benefit of the community. It is also a protection to the water ways on the site before entering into the Eno River riparian zones.

- 12. NCDOT will be reviewing for issuance of permit for connectivity. When the adjoining subdivision was approved, it was pre-designed to allow for this connectivity and has been constructed and on record as such. We have worked out easement agreements with the adjoining developer to the benefit of both parties.*
- 13. Housing elevations/ variety separately attached. Due to the varied nature of the topography, basements are being designed into the buildings and many of them will have walk-out features available. A local designer has been hired to create an individual plan for each home designed specifically for the site consideration for each lot. Lots 7, 9, 42 and 44 will be custom designed homes.*
- 14. A local landscape architect has prepared a summary of site findings and special conditions and will provide site specific plans of landscape features planning. Significant trees have been surveyed, and many of the specimen trees are being preserved in an effort to maintain a broad canopy on the perimeter, inside of common spaces, as well as along the riparian ways, and passive green spaces. See attached summary of landscape design considerations.*
- 15. The site plan has included 1.5 parking spaces into the site per dwelling unit as well as 1 additional visitor space per 5 dwelling units enveloped into the site plan. Due to the type of construction which will be smaller than usual housing footprints and the Pocket Community design, we feel that this would be adequate for the amount of spaces required.*

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- 16. An HOA, declarations & development covenants is prepared and attached. They have been developed for the specific needs of the Fiori Hill, but have not deviated from the norm of similar projects. Added emphasis has been given to preservation of natural resources.*

Special Use General Statements / Findings of Fact.

- 17. The use or development is located, designed, and proposed to be operated so as to maintain the public health, safety and general welfare.*

All units are provided with Town of Hillsborough public water and sewer and privately contracted for solid waste management requirements. Stormwater released from the site will meet the Town of Hillsborough and the State of NC treatment and peak control standards. Traffic patterns are consistent with a standard residential subdivision and use of private streets with reduced widths encourage reduced speeds throughout. In addition, the use of private roadways with pedestrian walkways, clustered gathering spaces incorporating significant greenspace and wooded vistas, house designs incorporating useable front porches fronting large common areas, and a sizable community house incorporating both an ample sitting porch and rear outdoor patio promote a sense of community, as well as addressing physical and mental health concerns.

- 18. The use of development complies with all required regulations and standards of the Town of Hillsborough Unified Development Ordinance, including all applicable provisions of Articles 4, 5, 6 and all applicable regulations.*

Per the UDO (section 4.4.4), the residential special use district is intended to create an open-ended use category for

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unique and diverse housing opportunities with the existing residential districts. Parcels must have a minimum of 65,000 sf (1.5 acres), direct access to a public street and be served by public water and sewer. Fiori Hill is an innovative approach to community designed to address the growing need for increased opportunities for resident interaction. As noted above, this design provides public services for water and sewer and is accessed from a public street located in Forest Ridge Subdivision. As permitted by the UDO, the design may vary from typical standards based on acceptance of the waivers requested. All waivers requested are in harmony with the design presented and necessary to promote the health, safety and community nature of the proposed design.

- 19. The use or development is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or the use or development is a public necessity.*

Fiori Hill is located with a residential zone consistent with the proposed use and is located just west of the approved and partially constructed Forest Ridge Subdivision. All neighboring properties are residential in nature.

Design of the project extends the public utilities located within Forest Ridge in a natural manner for use in Fiori Hill. The public roadway extends from Forest Ridge and terminates in a round-about that provides access to the private roadways located within Fiori Hill, while public utilities connect to existing utilities located in Forest Ridge and along US 70.

All impacts to neighboring properties will be positive in nature. Rather than the possible mix of commercial and office currently permitted on this site, the requested zoning is more in line with the neighboring properties. By

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clustering the homes along the natural ridgelines, development is reduced to 2.6 dwelling units per acre and maintains more than 50% of the existing onsite vegetation of mature hardwoods located above the Cates Creek / Eno River corridor. Development will also provide a looped waterline connection from Forest Ridge to US70, providing greater stabilization of the public watermains in this vicinity. These innovations aid in maintaining the aesthetic nature of the property while also protecting, if not actually increasing, the value of the neighboring properties.

20. The use or development conforms with the general plans for the physical development of the Town and is consistent with the Town's Comprehensive Plan.

The proposed use (Residential Special Use) is in conformance with the March 11, 2013, Future Land Use Plan map which indicates Mixed Residential Neighborhood for this site.

We are very excited to the offer Fiori Hill to Hillsborough and ask the Board to let us know if there is anything else you would like us to address.

Jeff Peloquin