

May 10, 2021

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Dear Shelley,

Thank you for your continued guidance on rezoning petition ZA 2020.02 on South Fork.

In addition to the Proposed Rezoning Benefits provided on Attachment 1, below is an update of changes and additional benefits resulting from plan updates that occurred after the Planning Board meeting:

1. Block lengths were reduced with the use of open space breaks in-lieu of actual street connections. This resulted in a reduction of the overall impervious area of the project **and elimination of approximately +/-2,900 L.F. of road.**
2. One of the two street stub-outs to the Amberley subdivision was removed. Both of these roadway connections intersected the same street within 200' of each other. The removal of this road connection resulted in a reduction of impervious area and extensive grading.
3. The lot width distribution has changed to accommodate open space breaks while maintaining the overall 809-lot count.

Lot Widths	Original 809 lots	Modified Plan 809 Lots
42-foot-wide lots	201 (25%)	212 (26%)
52-foot-wide lots	402 (50%)	398 (49%)
70-foot-wide lots	206 (25%)	199 (25%)

4. **+/-25 additional acres of open space shall be provided. Updated plans reflect +/- 28% open space, prior plans committed to 22% (only required 7% by code).**
5. South Fork Parkway Alignment: discussions have continued on opportunities to make the primary access location at Eastwood and Armstrong Ford. Conditions are in place to allow the opportunity for the discussion to continue through partnership if feasible.
6. **Enhanced stormwater measures reflected in development notes including an average of a 100' buffer provided from the South Fork River.**
7. Removal of required curb, gutter, and sidewalk located adjacent to Armstrong Ford road. This will reduce the impervious area of the project and be consistent with infrastructure on the north side of Armstrong Ford Road. Staff supports the reduction of infrastructure, thus reducing the impervious area, however, recommends a condition be included requiring a paved multi-use path.

We look forward to advancing this effort with the City of Belmont in 2021.

Regards,

A handwritten signature in black ink that reads "Bridget E. Grant". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Bridget E. Grant
Land Use and Development Consultant

MOORE & VAN ALLEN PLLC

ATTACHMENT 1

PROPOSED REZONING BENEFITS

The following commitments are included as part of the proposed rezoning petition ZA 2020.02 on South Fork. We believe these commitments provide certainty on the quality of community to be developed as well as provide greater community benefit.

- 2.78 miles of constructed greenway trail along the river
- 6.74 acres of greenway easements
- 21 acres of dedicated land for a future park
 - Park land is more centrally located and accessible than the area identified on the adopted land use plan
 - 15 acres larger than the area identified on the adopted land use plan
 - Greater opportunities to be amenitized in the future
- 22% Common Open Space (15% above what is required by Ordinance)
- Proposed density of 1.8 DUA (well within the recommended density of >3 DUA)
- 0.73 miles of the connector road
- 0.37 miles of easement to provide future connection (\$\$ financial contribution)
- Cluster style of development creates larger contiguous areas of tree save and open space
- Age-targeted community creates less impact on schools
- Age-targeted community creates less impact on traffic during the peak hours
- 13 acres reserved for commercial/non-residential uses along Armstrong Ford Road

