



D U R H A M

Open Space & Trails Commission

Durham City-County Planning Department ▪ 101 City Hall Plaza ▪ Durham, NC 27701

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October 12, 2015

Re-review November 10, 2015-

January 8, 2016

To: Members of Durham City Council

From: Annette G. Montgomery, Chair, Development Review Committee

Durham Open Space and Trails Commission

Re: Z1500031/ Eden lands 126 single family units – (*Pulte Homes, previous case number Z1400040 for townhouse units*)

The applicant for this request seeks to develop 126 single family residential units. A large portion of the property is encumbered with flood plain and wetlands that drain into Sandy Creek. This property is in the adopted New Hope Creek Corridor Master Plan area. The floodplain and wetlands should be protected as permanent open space. The parcels are adjacent to existing residential on the west and edged at the southern end by Sandy Creek, which is part of the New Hope Corridor Sandy Creek, Greenway trail, originating at Sandy Creek Park (off Pickett Road).

DOST initially reviewed this case as Z1400040 when it was submitted as a higher density townhouse request. In keeping with our approved Master Plan, We initially requested a 50' trail easement along the north side of the floodplain connecting to Tanglewood Drive as well as the southernmost portion of the property. This would allow for trail connections to Cornwallis Road and Tanglewood Drive. The applicant met with staff and the developer's representative in the field and discussed the possibility of creating a 50' easement over the existing paved private Granville Road ROW which connects to Cornwallis Road and the possibility of creating a trail head where gravel parking already exists, in addition to extending the 50' easement from the paved portion of Granville Road to the southern property line along Sandy Creek. The applicant has graphically shown the Tangle wood Drive and the Granville Road section. They have indicated a 10' pedestrian easement as requested, which will connect Tanglewood Drive to Granville through the flood plain as a natural surface trail. The Committed Elements do reflect the requested 10' easement, which will provide pedestrian access to the neighborhood from Tanglewood Drive to the requested 50' Granville Road easement on the east side of the property.

The two 50' greenway easements have been included in the committed elements; one will overlay the existing (Granville Road) a paved private road, from Cornwallis Road to Sandy Creek and the other over an existing sewer easement off of Tanglewood Drive. The applicant needs to clarify whether they have control over a portion of Granville Road that exists as paved private ROW. The additional 10' pedestrian access easement request has been identified as a committed element.

We request clarity that the applicant will be able to comply with these requests and also consider providing a pedestrian bridge across Sandy Creek that would connect to the already existing easement on the south side of Sandy Creek that the City acquired many years ago.

In addition, we understand that there are likely some old log cabins, including 1 or 2 with possible historic significance. We suggest that the applicant consider having these carefully deconstructed and offer to a reliable re-storer.

Finally, we recommend that the *wetlands and floodplain be protected as permanent open space*. Thank you for considering our comments.