

Exhibit A: Collins Ridge Master Plan Modification Summary

I. PURPOSE

Due to the age of the Collins Ridge Master Plan and changes in procedural requirements by the Town of Hillsborough, it has become apparent that certain amendments to the Collins Ridge Master Plan have become necessary to permit the approval Phase 2 of the development. The section below details the specific changes to the Collins Ridge Master Plan proposed by the application, with justification provided for each requested change. These requested amendments described below are accompanied by an exhibit visually highlighting the areas of Collins Ridge impacted by the proposed changes.

II. REQUESTED MASTER PLAN MODIFICATIONS (SUBMITTED 3/30/2023)

1. Modification to POD E & POD F Boundary

The original Master Plan geographically divided the Collins Ridge development into a series of PODs, with certain development requirements tied to those POD boundaries. For simplicity, many POD boundaries were established along existing or proposed rights-of-way.

Due to the substantial taking of land by NCDOT along the existing southern railroad, the eastern boundary of POD E and POD F have been effectively reduced to the new boundary of PIN # 9874225033, as reflected on the Collins Ridge Phase 2 Master Plan Amendment exhibit. Furthermore, the realignment of Goldhill way by the previous engineering firm (approved by the Town of Hillsborough and now fully constructed) effectively reduced the area planned and shown in the original master plan as the proposed location of a 2-acre public park.

In order to adjust for these land reductions, the applicant hereby requests for the Boundary of POD F to be modified to add the ~0.7 acre park area on the eastern side of Gold Hill Way (identified on the Master Plan exhibit and labeled a 'former 2-acre park location') to POD F. Similarly, the applicant requests to adjust the boundary of POD E and POD F to accurately reflect the new boundary established by NCDOT along the site's eastern border. Reference to these changes should be added to Section 8J of the Collins Ridge Master Plan Conditions of Approval, which discusses proposed redesign by NCDOT.

2. Town Park Dedication

The 'Community Amenities' section of the Collins Ridge Master Plan required the developer to "offer to dedicate to the Town of Hillsborough at least two (2) acres of land generally as shown on Exhibit 9, entitled Master Plan Collins Ridge, within thirty (30) days of purchase of the property subject to the Collins Ridge Master Plan by Caruso Homes".

The prescribed deadline for the described land dedication has long passed, and the land area generally shown on Exhibit 9 (along the northern side of Goldhill Way) has been reduced from 2 acres to ~0.7 acres due to the realignment of Goldhill Way.

As a result, the applicant requests to amend the Master Plan to permit the dedication of an approximately 12.45 acre parcel of land on the south side of Interstate I-85 (lying generally between Interstate 85 and the Old Mill Business Park and the Beckett's Ridge development and identified on the Master Plan Amendment exhibit as 'New Park Location') to satisfy the original Town Park dedication requirement.

The applicant hereby agrees to reserve and make available to the Town at no cost the proposed 12.45 acre tract for a period of thirty (30) months (i.e. 2.5 years) from the date of the this approved Master Plan amendment. Upon receipt of the Town's formal acceptance of this land for dedication, the applicant shall convey the 12.45 acre parcel to the Town of Hillsborough within 6 months. This 6-month period is established to provide the necessary time to complete all legal requirements for conveyance.

If it is the Town's desire to have the remaining 0.7 acre portion of the former proposed public park site along Goldhill Way publicly dedicated to the Town, the developer agrees to convey this land per the same conditions as the 12.45 acre parcel.

3. Timing of the Affordable Housing Conveyance

Per the Collins Ridge Master Plan (last amended 10/11/2021) the developer is committed to offer to donate and convey without charge at least three (3) acres of land available to support eighty-eight (88) multi-family dwellings to CASA or its assignee at a mutually agreeable location with a deed restriction ensuring the property will be used for Affordable Housing for Low-Income Households.

The applicant offered multiple locations to CASA before the third proposed location was accepted, which has since been formally accepted by the Hillsborough Board of Commissioners. However, the approval of the relocated CASA site by the Town Board of Commissioners did not establish a new timeline by which this conveyance needed to occur.

Per the current Master Plan agreement, "the Affordable Housing Property shall be conveyed to CASA at no cost by December 31, 2021". The selection of the CASA site in a mutually agreeable location exceeded original expectations, causing the rezoning needed to support CASA's new site to not be approved until June 13, 2022.

As such, the proposed deadline for this affordable housing conveyance must be updated. The applicant hereby request to amend this condition as follows:

“the Affordable Housing Property shall be conveyed to CASA at no cost by October 30, 2023, with the condition that the applicant be permitted to continue to perform grading work on and around the CASA site to develop a pad ready site served by utilities (per their agreement with CASA).”

It is expected that the pad ready site will be completed by 3/30/2025.

4. Alternative Street Cross Sections

Per the approved Collins Ridge Master Plan ordinance, Streets within the Collins Ridge Master Plan “shall be built to the standards shown on Exhibit 13 of the Collins Ridge Master Plan, entitled “Proposed Street Sections”.

SUP Phase 1 of Collins Ridge included a waiver request (which was approved by the Board of Commissioners) to permit minor modifications to the proposed street sections as shown in the Collins Ridge Master Plan. In order to create consistent street cross-section where stubbing to existing roadways, the applicant hereby requests the ability to apply alternative street cross-sections (corresponding to those used in the SUP1 approval) along Open Air Lane, Lightfoot Lane, Gold Hill Way, Poet Pointe, and Flat Ford Road.

Gold Hill Way is the only road segment over 500 LF in length (~ 530 LF) and all segments represent a continuation of the roads constructed with SUP1. Thus, it is the applicants desire to apply a consistent street cross-section along these short segments rather than modify the roadway design for such a short extent. The applicable portion of these roadways is identified in the corresponding Master Plan amendment exhibit.

5. Lot Width Variation Modification

Section 6.6.5 of the UDO (Diversity in single-family detached home neighborhoods) requires single-family detached home developments containing 20 or more lots to have at least 3 different lot widths on each straight street section (may be multiple blocks) longer than 400 feet. Contiguous lot widths must vary by at least 10 feet to meet this standard.

To align with the developer’s product types, an exception was granted to this requirement as part of the Collins Ridge SUP1 approval. Within Phase 1 of Collins Ridge, the applicant has two different sized lot widths which vary by 10 feet, with a change in lot width occurring at least every third lot such that you have no more than 2 adjacent lots of the same size.

Though this requirement originated in the UDO rather than the Master Plan, the applicant hereby requests to modify the Master Plan to add the following Lot width standard (replacing the UDO standard contained in Section 6.6.5):

Collins Ridge Lot Width Variation Requirement:

Within the Collins Ridge Master Plan, each block of single-family homes longer than 400 feet shall have at least 2 different lot widths on each straight street section. Every third lot must contain a lot width variation of at least 10 feet from its adjacent lots.

6. Grading / Clearing for Trail

The 'Community Amenities' section of the approved Collins Ridge Master Plan contains a requirement for the developer to construct at least 6,000 linear feet of walking/biking trails, in addition to sidewalks. Walking/biking trails shall be constructed generally as shown on the "Collins Ridge Multi-Use Path map", dated October 1, 2021 and part of the October 11, 2021 amendment to the master plan. The final path alignment shall be shown on construction drawings review and approved by the Town of Hillsborough prior to trail development.

In order to construct the multi-use trail in the location as generally shown in the Collins Ridge Multi-Use Path map and as required by the approved Master Plan, the developer will be required to conduct clearing and grading within the 100' buffer along the railroad right-of-way. The location of this trail has long been established within this buffer, but it has recently come to the applicant's attention that Section 6.5.8.6 of the UDO (subsections a and c) would require that no canopy trees be eliminated as part of the trail construction and that all required buffer standards (width, plantings, and fences) be maintained between the trail and the adjoining railroad. These code requirements, if enforced, would effectively negate the ability of the developer to provide the required trail.

Thus, the applicant hereby requests to amend the Community Amenities section of the Collins Ridge Master Plan (sub-section f – Walking/Biking Trails) as follows (additional text shown in underlined italics):

f. Walking/Biking Trails. The developer shall construct at least 6,000 linear feet (1.1± miles) of walking/biking trails, in addition to sidewalks. Walking/biking trails shall be constructed generally as shown on the "Collins Ridge Multi-Use Path Map", dated October 1, 2021 and part of the October 11, 2021 amendment to the master plan. The final path alignment shall be shown on construction drawings reviewed and approved by the Town of Hillsborough prior to trail development. The developer and the Town may agree to minor trail location modifications that provide a superior product for the town prior to development. Walking/biking trails shall be at least ten feet (10') wide and constructed of asphalt in accordance with Town of Hillsborough greenway standards, including the Access Board Guidelines.

Walking/biking trails located within the perimeter buffer of Collins Ridge shall be dedicated to the Town of Hillsborough and accepted by the Town of Hillsborough for maintenance. This trail shall be constructed and ready for dedication prior December 31, 2027. In order to provide the required walking/biking trails, the applicant shall be permitted to grade and clear within the 100' perimeter buffer as needed to facilitate construction of the proposed multi-use path. This condition does not negate the applicant's responsibility to adhere to all applicable planting rates for perimeter buffers.

7. Collins Ridge Conditions of Approval Applicable to Specific Parcels Identified on the Collins Ridge Master Plan

Page 10 of the Collins Ridge Master Plan approval included a summary table of conditions for specific parcels (also referred to as PODs) within the Collins ridge development. The 'Anticipated Land Use' column of this table identified those land uses which the developer thought most likely to occur within the different pod boundaries.

While the applicant maintains that this table represents land use expectations rather than land use restrictions (as might otherwise be the case if this table established 'Required' or 'Permitted' uses rather than 'anticipated' land uses), for the sake of clarity the applicant seeks to update this table to include the proposed single family uses within the list of anticipated uses for Parcels # A and Parcel #B, as shown on the following page (amendments **underlined and bold**). Also, for consistency, the applicant proposes to change the term 'Parcel #' to 'POD #'

<u>POD #</u>	<u>Anticipated Land Use</u>	<u>Conditions & Other Information</u>
A	Apartments, <u>Single-family Detached</u> , Townhomes and/or other Attached Dwellings	<p>The developer shall be entitled to be built to a maximum density of 24 units per acre. Provided, however, that the maximum number of dwelling units allowed on the entire Collins Ridge Master Plan property shall not exceed 950 units (not including up to 88 Affordable Housing units on Parcel B).</p> <p>A recreational amenity shall be provided for each apartment complex. See Section 6, sub-bullet entitled “Additional Amenities for Apartment Complexes”.</p> <p>Neighborhood Park required. See Section 6, sub-bullet entitled “Neighborhood Parks.”</p> <p>No building shall exceed four (4) stories above grade</p>
B	Apartments, <u>Single-family Detached</u> , Townhomes and/or Attached Dwellings	<p>The developer shall be entitled to build to a maximum density of 30 units per acre. Provided, however, that the maximum number of dwelling units allowed on the entire Collins Ridge Master Plan property shall not exceed 950 units. At least 60, and no more than 88, Affordable Housing units shall be built on Parcel B, and the Affordable Housing units shall be in addition to the 950 dwelling unit maximum otherwise applicable to the Collins Ridge property.</p> <p>Neighborhood Park required. See Section 6, sub-bullet entitled “Neighborhood Parks.”</p> <p>A recreational amenity shall be provided for each apartment complex. See Section 6, sub-bullet entitled “Additional Amenities for Apartment Complexes”.</p> <p>No building shall exceed four (4) stories above grade.</p>

8. Phase 1A infrastructure Improvements

The developer shall complete, certify and make submittals for town acceptance of all public sidewalk, street, greenways built to this point, and utility infrastructure, and shall install all landscaping, street trees and stormwater conveyances in Phase 1A before a zoning compliance permit will be issued for the 30th dwelling unit in SUP 2.

9. Phase 2 infrastructure Improvements

The developer shall complete, certify and make submittals for town acceptance of all public sidewalk, street, greenway and utility infrastructure, and shall install all landscaping, street trees and stormwater conveyances in all sections and phases before the zoning compliance permits will be issued for the final 5 (five) lots in SUP 2.