



Town of Pittsboro, North Carolina

Department of Planning

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TO: Planning Board
FROM: Roger Waldon, Interim Staff, Planning Department
DATE: August 3, 2015
SUBJECT: Chatham Park PDD Rezoning and Master Plan Application
REZ-2015-04

Background

Applicant: Chatham Park Investors, LLC

Location: A collection of 103 parcels of land located northeast, east, and southeast of the Pittsboro Town Limits, totaling approximately 7,100 acres. A map of the parcels being requested for rezoning is attached. Property Identification Numbers are included in Attachment 1 of the applicant's submittal.

Current Zoning: Most of the property included in this rezoning application is currently zoned Planned Development District (PDD); four parcels are currently zoned Residential Agricultural (R-A2); two parcels are currently zoned Rural Agricultural (R-A5).

Acreage: Approximately 7,100 acres.

Existing Use: The property is primarily vacant and undeveloped.

Proposed Use: A mix of land uses is proposed as called for in the PDD zoning district. A request for zoning to a PDD requires the applicant to submit a Planned Development District Master Plan. This application contains the required Master Plan as a component of the submittal, dated May 2015, proposing development in mixed-use configurations with a maximum of 22,000 residential dwelling units and 22,000,000 gross square feet of non-residential development.

Zoning History: Most of the property included in this application was approved for rezoning to PDD by the Board of Commissioners in December 2014. This current submittal is necessary because of the Board of Commissioners' recent approval of amendments to the ordinance language that establishes the Planned Development District. The provisions of this application are the same as the Board of Commissioners adopted in December 2014, but new approval at this time will allow the zoning map change to follow the text change chronologically.

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Public Hearing

As required by Pittsboro's Zoning Ordinance for consideration of a rezoning application, the Board of Commissioners scheduled and held a Public Hearing on Monday June 22, 2015 to allow for public comment on this application (REZ-2015-04). Part of the package of materials being made available to the Planning Board and public for this August 3 Planning Board meeting is a summary of comments made at the June 22 Public Hearing (both oral comments and submitted written comments).

Discussion

This Planned Development District is established and intended to promote innovative land planning, design and layout of large development projects that may not otherwise be permitted under general zoning district standards, subdivision regulations, or other development requirements.

As described in previous staff reports and memoranda, and as described in the Chatham Park Planned Development District Master Plan dated May 2015, this proposed development is envisioned as a comprehensive community that will include a mix of residences, businesses, shopping and entertainment venues, parks, open space, and village centers. The proposed development addresses multiple goals that are framed in the Pittsboro Land Use Plan, adopted in 2012, including the following: Transportation, Water, Sewer, Regionalism, Recreation and Open Space, Economic Development, Conservation, and Housing. The proposed Chatham Park Land Use Plan reflects the mixed-use objectives for areas east of Pittsboro that are shown on the Pittsboro Future Land Use Map.

As required by the Pittsboro Zoning Ordinance, Sections I and II of the Master Plan contain a site analysis and description of proposed land use elements. Sections III-V address infrastructure. Section VI addresses parks and open space. Section VII refers to development standards and phasing. Section IX lists the component elements that are subsequently to be prepared as parts of Small Area Plans.

The Master Plan includes a map defining 27 specific areas of the property, and calls for subsequent preparation of a series of Small Area Plans for specific components of the development, to provide additional site-specific details and plans for each of the 27 areas.

Statement of Consistency

North Carolina General Statutes require that when a Planning Board is acting on a proposed zoning map amendment, the Board is to advise and comment on whether the proposed amendment is consistent with any adopted comprehensive plan and any other adopted plan which is applicable. Accordingly, the Pittsboro Planning Board is to provide a written statement to the Pittsboro Board of Commissioners that addresses plan consistency. A comment by the Planning Board that a zoning amendment is inconsistent with the comprehensive plan does not preclude consideration or approval of the proposed amendment by the Board of Commissioners.

A template resolution for making this comment addressing consistency/inconsistency with the comprehensive plan is included here for the Planning Board's use.

Recommendation

In May 2014 the Planning Board reviewed the previous Chatham Park application for Rezoning and Master Plan (application REZ-2013-02). The Board voted to comment to the Board of Commissioners that the proposed rezoning was consistent with the land use plan and other applicable plans officially adopted by the Town of Pittsboro, and recommended that the Board of Commissioners approve the rezoning application.

This current application for Rezoning and Master Plan approval (REZ-2015-04) is nearly identical to the previous application, and we believe that the considerations and issues are the same. We recommend that the Planning Board take the same actions tonight as were taken in 2014:

1. Adopt a resolution addressing consistency/inconsistency with the comprehensive plan.
2. Adopt a resolution recommending approval of the proposed rezoning.

There are a series of attachments that have been assembled for the Planning Board's use in reviewing this rezoning application. Following is a list of the materials that accompany this staff report:

- Map showing the 103 parcels proposed for rezoning.
- Chatham Park Proposed Land Use Plan.
- Draft resolution regarding consistency/inconsistency with the comprehensive plan.
- Draft resolution recommending approval/disapproval of the rezoning.
- Memorandum from Town Attorney providing background information.
- Materials and summaries from the June 22, 2015 Public Hearing.

Included under separate cover is the full application that has been submitted for Rezoning and Master Plan approval, dated May 2015.