

## **Additional Element Comments**

### **Phasing – Parking & Loading – Signage – Lighting**

#### **Phasing Element**

Planning Staff finds that the Phasing Element provide little details as to the impact on the Town for this development. How the Town is to prepare for the development of Chatham Park, from preparing for Town service; such as Wastewater, Water, Reclaim Water, Streets, Sidewalks, Parks and Recreation, other Public Facilities.

This lack of detail in the Phasing plan could be a result of the Public Facilities element that should give the Town much of if not all the above details on the impact of Chatham Park.

This element can be a part of the Public Facilities Plan.

What we also do not have details within the additional elements is Chatham Park thought on the development review process. Processes that might differ from the Town. This element could be a good place to discuss processes of review.

Finally, statements to the that the Phasing Plan may change due to such factors as market condition, economic considerations then to leave this Element lacking any real reason for being. Thus, tying future phasing to the Public Facilities element would tend to give more details to the future of Chatham Park.

When including maps, please provide them at 11"x17".

#### **Parking & Loading**

Planning Staff finds that this element in comparison to the Draft UDO does little to set itself apart from one other to warrant a separate ordinance that applies solely to Chatham Park. If there are development standards that are specific to Chatham Park, staff does not see them. It would be staff recommendation that Chatham Park follow the Town UDO.

#### **Signage**

Planning Staff finds that this element is typical of standard sign ordinance that may be found throughout the Triangle Region, however staff understands and appreciates the need to have a separate Unified Signage Plan. What staff recommends against is any language that would not have the Town of Pittsboro as the final decision maker on signage in whole or part of any portion of Chatham Park. Chatham Park is a part of the Town of Pittsboro. The mechanism of how the Town and Chatham Park review master sign plans needs to be worked out through the elements phase.

#### **Lighting**

Planning Staff finds that this element is typical of standard lighting ordinances that may be found throughout the Triangle Region. Staff recommends that Chatham Park incorporate the use of the future UDO. The exemption of Illuminated tubing or strings of lights outlining rooflines or walls of buildings to

be that of signage and not lighting. This practice and the exemption is a concern for staff and how this would be enforced or not enforced.

### **General Provisions**

Additionally, and this is a comment that is throughout the elements document as it relates to development approvals. The Development Review Committee of Chatham Park should be a private contractual exercise between a property owner and the developer. Decisions made or not made by the Development Review committee should not bind the Town of Pittsboro to any development request. Staff find that the Development Review Committee will leave potential developers with the impression that the project is approved without Town involvement.

Buffering of development should be included on the developed property and not allowed to by on adjoining properties own by others.

Language regarding allowing a development to not develop to Town Standards is not needed. Any development reviewed by the Town prior to the adoption of the Elements is to follow Town standards.

Administrative alternative decisions should always be based on criteria as written in the applicable element. Without such criteria, decision may seem arbitrary.