

MEMORANDUM

TO: Mayor Voller and Board of Commissioners

FROM: Stuart Bass, Town Planner
Bryan Gruesbeck, Town Manager

SUBJECT: REZ-2013- 02
Chatham Park LLC

DATE: November 6, 2013

Background: The Town of Pittsboro provided written comments dated October 1, 2013 to the applicant. Chatham Park LLC provided a written response and a revised application to those specific comments dated October 21, 2013. The comments below represent an overview of the additions to the revised application, as well as a list of areas that Staff and the applicant have not yet agreed (“Current Challenges”).

Primary additions to the application include:

- The provision for the development of Small Area Plans when the development application exceeds 15% of the dwelling units or gross square footage proposed for a specific Section.
- A 250-foot buffer along the Haw River.
- A reference to the inclusion of NCDOT’s Complete Streets Planning and Design Guidelines.
- The removal of the April 8, 2013 date as the controlling factor for applicable Town ordinances.
- The submission of additional Master Plans for Additional Elements.
- Additional Open Space requirements were also specified.
- Text revisions were added that mandate requirements for residential and non-residential development.
- A Master Public Facilities Plan is to be provided within 2 years from the date of approval of the PDD.

Current Challenges:

- The applicant does not agree to those conditions associated with the Development Agreement and the timing limitations associated with development applications.
- It is proposed that 35% of dwellings shall be within $\frac{3}{4}$ of a mile to Activity Centers, as opposed to the 50% requested.
- It is proposed that there will be two (2) acres of public green/commons provided as opposed to ten (10) acres for the Activity Centers, stating that such sized common areas are contrary to the vision and function of the Activity Centers.
- The applicant does not agree that there exists federally listed aquatic species that would necessitate additional riparian buffers on certain streams. Staff is validating that assertion with state and federal regulators.
- The applicant did not provide GIS shapefiles as requested, but stated they intend to provide them once the project is approved.

Next Steps for Consideration:

- Consider the establishment of a comprehensive timetable for future action; including any desired public input, work sessions with the developer, etc.
- Provide for a third party review and comment.
- Establish a tentative date for a decision.
- Provide for an ordinance to approve and rezone the property to the PD District and approve the Master Plan as revised.
- Provide for an ordinance to deny rezoning the property to the PD District and approving the Master Plan as revised.