

Lawrence Group Analysis and Recommendations Spreadsheet

March 10, 2014



Submitted by:

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for Review and Discussion by Town of Pittsboro Board of Commissioners

	Question #/(page)	Recommendation	Accept/Reject	Action/Responsibility	Completion Date
3.0 - The PDD Ordinance	1 (p6)	The PDD ordinance is more than adequate as an enabling ordinance to address development at many scales – from 100 acres to 7,000+ acres. Despite the recent evolution of other flexible zoning tools, we find no need to make any specific changes to the PDD ordinance itself.	Accept	No action necessary.	Complete
	2 (p6)	Prior to the consideration of the Chatham Park petition by the Board of Commissioners, the Planning Board should advise and comment on whether the application is consistent with all adopted plans, specifically the 2012 Land Use Plan.	Accept	No action necessary.	July 1, 2013

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4.0 Development Agreements	3 (p8)	Development Agreements are initiated after the zoning for parcels are established. Timing, phasing, infrastructure capacity needs, annexation, and government participation should all be spelled out in a development agreement contract.	Accept	Manager, Town Attorney, Stakeholders, Planner, Applicant <u>Note:</u> The CP PDD MP (11/25/13) currently requires the Applicant to submit for consideration by the Town a Development Agreement in accordance with Section 160A-400.20 <u>et seq.</u> of the North Carolina General Statutes within 2 years of MP approval	Within two (2) Years of MP Approval
5.0 Pittsboro Land Use Plan (2012)	4 (p9)	Revisit the Land Use Plan map to rectify place type boundaries and reconsider growth areas.	Accept	Planner, Planning Board, Consultant	Upon completion of the UDO
	5 (p9)	Add detailed small area plans to help illustrate best development practices on a site-specific basis in Pittsboro and leverage public infrastructure for realistic development and redevelopment opportunities.	Accept	Planner, Planning Board, Consultant	Upon completion of the UDO
	6 (p9)	Provide illustrations for infill and development that will help to inform the regulatory standards	Accept	Planner, Planning Board, Consultant	Upon completion of the UDO

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5.0 Pittsboro Land Use Plan (2012)	7 (p9)	Ensure that the planned road network will complement the downtown area and foster economic development, as opposed to simply moving cars around the perimeter of the town.	Accept	Planner, Planning Board, County EDC, County Planning Department, Consultant, TARPO	Upon completion of the UDO
6.1 Vision Statement	8 (p10)	Rewrite the vision statement to address how the proposed development will be “innovative,” “deliver a community of exceptional design, character, and quality,” and otherwise satisfy the six principals in Section 5.1 of the PDD ordinance. This narrative should be supplemented by imagery, precedents, and best practices that will be incorporated into the overall master plan and subsequent small area plans	Accept	Applicant	Before approval of CP PDD MP

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6.2 Site Analysis Maps and Elements	9 (p11)	The town should consider incorporation of the recommendations of the Southwest Shore Conservation Assessment as part of a comprehensive update to the land management ordinances.	Accept	Planner, Planning Board, Town Board	Incorporate within UDO process within two (2) years.
	10 (p11)	The PDD Master Plan should consider incorporation of the 11 principles and buffer widths recommended in the Southwest Shore Conservation Assessment as aspirational goals with the specifics to be considered as each small area plan is developed.	Accept	Applicant	Before approval of Small Area Plans
6.3 Land Use Elements, Master Plan Map and Use Tables	11 (p14)	Provide more detailed description of the development typologies, particularly mixed-use areas, expected for the various sectors beyond basic residential and non-residential tabulations.	Accept	Applicant	Before approval of CP PDD MP

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6.3 Land Use Elements, Master Plan Map and Use Tables	12 (p14)	Provide architectural standards, imagery, illustrations, precedent photography, or similar graphics to depict the desired development arrangement for each of the development typologies.	Accept	Applicant	Before approval of CP PDD MP
	13 (p14)	Clarify how the non-residential and the residential totals combine to create a cohesive community.	Accept	Applicant	Before approval of CP PDD MP
	14 (p14)	Refine the table of permitted uses to ensure logical sectors/sub-districts and encourage mixed-use.	Accept	Applicant	Before approval of CP PDD MP
	15 (p14)	Amend the map in areas 1.1 and 1.3 to reflect the adopted land use plan for the preservation of this area in a very lightly developed state.	Accept	Applicant	Before approval of CP PDD MP
	16 (p14)	Consider the production of a form-based code to manage the form, character, and	Accept	Planner, Planning Board	Upon approval of UDO

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		compatibility of the development.			
6.4 Utility and Stormwater Elements	17 (p16)	Reduce the narrative regarding the water and wastewater systems to a simplified statement of expected demand, potential capacity, and a statement that all development will be subject to adequate availability. Additional details regarding the timing of such facilities should be established in the subsequent Development Agreement.	Accept	<p style="text-align: center;">Applicant</p> <p><u>Note:</u> The CP PDD MP (11/25/13) currently requires the Applicant to certify the availability, capacity and cost of Town water and wastewater (Sec. X, Paragraph 8, Page 41-42). However, timing and responsibility should be established in the subsequent Development Agreement.</p>	Complete, but restate in the CP PDD MP
	18 (p16)	Clearly acknowledge adherence to town and state environmental requirements regarding stormwater management, including the recently adopted Stormwater Management Ordinance for New Development and Redevelopment in the Jordan Lake Watershed, as may be amended from time to time.	Accept	<p style="text-align: center;">Applicant</p> <p><u>Note:</u> The CP PDD MP (11/25/13) currently requires the Applicant to conform to at least the minimum requirements of the Town at the time of application.</p>	Complete, but restate in the CP PDD MP

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6.5 Public Service Elements	19 (p17)	Incorporate the completion of a fire response needs assessment into the Master Plan. This will be necessary to inform the specific needs that will become a part of the Development Agreement.	Accept	Applicant <u>Note:</u> A facilities plan, including a “fire response needs assessment” should be completed as part of the required Development Agreement. The CP PDD MP (11/25/13) currently requires development in Chatham Park PDD to be served by public infrastructure and services provided by the Town. The reasonably anticipated public facility needs generated by development of Chatham Park PDD shall be provided by the Applicant or by the person or legal entity seeking approval for development in Chatham Park PDD	Complete, but restate in the CP PDD MP
	20 (p17)	Commit to providing the necessary fire station and school site locations, identifying general acreage and a convenient location (but not necessarily the specific location) as a part of the PDD Master Plan. Consideration for the capital costs should be made a part of the Development Agreement.	Accept	Applicant <u>Note:</u> The CP PDD MP (11/25/13) currently requires development in Chatham Park PDD to be served by public infrastructure and services provided by the Town. The reasonably anticipated public facility needs generated by development of Chatham Park PDD shall be provided by the Applicant, person or legal entity seeking approval for development in Chatham Park PDD.	Complete, but restate in the CP PDD MP

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6.6 Transportation Elements	21 (p18)	Consider a moderate to high intersection spacing requirement where topographic conditions allow.	Accept	Applicant	Before approval of Small Area Plans
	22 (p18)	Include east west connections, most of which may be off-site, as a part of the PDD Master Plan to better connect the old village to the new growth areas.	Accept	Applicant	Before approval of CP PDD MP
6.7 Parks, Greenways, and Open Space Elements	23 (p19)	Given Chatham Park's presence within a protected watershed, a goal of 30% of the total land area should be considered for protection as conservation areas including steep slopes, riparian buffers, natural heritage areas, and otherwise ecologically sensitive land. As an alternative calculation, considering mapping all of the ecologically sensitive areas and then add an additional 5-10% as a minimum standard.	Accept	Applicant	Before approval of CP PDD MP
	24 (p19)	In addition to conservation areas, construct and dedicate	Accept	Applicant	Before approval of Small Area

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	active parks using standards calibrated by the town with a goal of 10% of the total land area.			Plans	
25 (p19)	Ensure that park spaces are improved, usable, and publicly accessible.	Accept	Applicant	Before approval of CP PDD MP	
6.8 Development Standards/Regulation Elements	26 (p22)	Permit exceptions in height only in certain locations (designated centers) or subject to certain conditions (e.g. major employer relocation).	Accept	Applicant	Before approval of CP PDD MP
	27 (p22)	Provide justification for not adhering to the Major Transportation Corridors Overlay district or submit a compatible alternative.	Accept	Applicant	Before approval of CP PDD MP
	28 (p22)	Consider a maximum cul-de-sac length of 500 feet with exceptions permitted on a case-by-case basis during the small area plan process.	Accept	Applicant	Before approval of Small Area Plans

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6.9 Additional Elements	29 (p24)	The Town should prepare comprehensive updates to the land management ordinance that specifically modernize the requirements for tree protection, signage, parking, lighting, landscaping, and stormwater.	Accept	Planner, Planning Board	ASAP
6.9 Additional Elements	30 (p24)	Use the Development Agreement process for Phasing and Master Facilities Planning.	Accept	Manager, Town Attorney, Applicant, Stakeholders	Within two (2) years of approval of the CP PDD MP
	31 (p24)	Create baseline goals for public art projects (e.g. total percentage of construction value) and affordable housing (e.g. % of units based on income strata).	Accept	Stakeholders, Town Board	ASAP
	32 (p24)	Cooperatively create town-wide strategic plans for affordable housing, transit, and public art, with specific implementation action to be incorporated into the PDD as a part of the Small Area Planning process.	Accept	Stakeholders, Town Board, Planner, Planning Board, Consultants	Within two (2) years of approval of the CP PDD MP

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	33 (p24)	Within two years, a detailed set of design guidelines should be created to help bridge the PDD Master Plan to the small area plans and subsequent development plans.	Accept	Stakeholders, Planner, Planning Board, Applicant	Within two (2) years of approval of the CP PDD MP
6.11 Small Area Plans	34 (p26)	Produce a set of design guidelines and perhaps a form-based code that will help guide the small area planning process.	Accept	Planner, Planning Board, Applicant, Consultant, Town Board	Before Small Area Plan Approval
	35 (p26)	Include building typologies and supporting illustrations/three dimensional visualizations with each small area plan.	Accept	Applicant, Stakeholders	Before Small Area Plan Approval
	36 (p26)	Finalize an approval process for each small area plan as a part of the PDD Master Plan.	Accept	Planner, Town Board, Applicant, Consultant Note: Staff recommends clarification and definition of what is meant by "Small Area Plan."	Before approval of CP PDD MP
	37 (p26)	Consider an advisory committee or project team to help ensure that each Small Area Plan appropriately reflects the	Accept	Planner, Town Board, Consultant	Before Small Area Plan Approval

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	goals and intentions of the PDD Master Plan.			
38 (p26)	Create a Fiscal Impact Analysis methodology and criteria by which to judge the outcomes.	Accept	Manager, Finance Director, Town Attorney, Town Board, Consultant	ASAP
6.11 Small Area Plans 39 (p26)	Do not permit any development to proceed without an adopted Small Area Plan.	Reject	Note: 5% Residential; 5% Commercial Development was suggested on p27 of the Lawrence Group Chatham Park PDD: Analysis and Recommendations. CP PDD MP (11/25/13) allowed 5% Residential and 15% Commercial. Board should which threshold to apply.	Not Applicable
Mayor Terry Questions Submitted to Lawrence Group 40	Q: The current PDD ordinance implies but does not directly require that land in a PDD zone must be contiguous. Does this need to be clarified in the PDD ordinance or in a subsequent UDO? LG Response: Should be clarified. However, the benefit of including multiple parcels in one zoning application does allow for the averaging and balancing of elements		Note: As long as the PDD process is legislative, the town has control of what it will rezone. If for some reason it is not willing to accept non-contiguous parcels, it can say NO. A contiguity requirement seems more inflexible and would not apply to CP in any event.	

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Mayor Terry Questions Submitted to Lawrence Group	41	<p>throughout the community.</p> <p>Q: CP PDD MP: Sec VII. (1) 3: “Where allowed in the CP PDD, the uses shall comply with this section unless contrary to the intent of the PDD MP for CP.” Why not just say that ____ does not apply?</p> <p>LG Response: We concur that this is indeed ambiguous and left to the interpretation of others. This should be clarified.</p>		<p>Note: Section 5.2.2 in the Zoning Ordinance contains the various Notes to the Table of Uses. If a Use is permitted in the MP, then the Notes apply. They include provisions for service stations, home occupations, hazardous chemicals, etc. While the exclusionary language seems subjective, it is not onerous. The Notes are likely to be deleted in an UDO in any event. They are archaic.</p>	
	42	<p>Q: Should we allow 5% residential and 15% commercial development “given the current state of our water and sewer systems.”</p> <p>LG Response: No development proceed without the adoption of a detailed small area plan and completion of any of the items mentioned above.</p>		<p>Note: The recommendations are contradictory. The Lawrence Group Chatham Park PDD: Analysis and Recommendations allows 5% Residential; 5% Commercial Development, as suggested on page 27.</p>	