

## MEMORANDUM

TO: Mayor and Board of Commissioners

FROM: Bryan Gruesbeck, Town Manager

**SUBJECT: Chatham Park Planned District Development Master Plan Rezoning Request (REZ-2013-02)**

DATE: June 9, 2014

**Background:** During its May 27, 2014 regular meeting, the Town Board of Commissioners elected to vote on the proposed Chatham Park Planned District Development Master Plan during its regular meeting scheduled for June 9, 2014. In advance of the decision, the Applicant has forwarded documents for the Board's consideration.

Attached please find:

- 1) "AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF PITTSBORO FOR CHATHAM PARK"
- 2) "A RESOLUTION DENYING AN APPLICATION FOR AN AMENDMENT TO THE ZONING ORDINANCE OF THE TOWN OF PITTSBORO"

The first item – the Ordinance – approves the rezoning request from various zoning classifications to Planned Development District (PDD) based on findings and conclusions.

The second item – the Resolution - denies the rezoning request if the Board so chooses.

Also attached:

- 1) "AMENDMENTS TO THE MAY 2014, CHATHAM PARK PLANNED DEVELOPMENT DISTRICT MASTER PLAN (PDD Master Plan)"

These are changes proposed by the Applicant to various chapters of the Chatham Park PDD Master Plan (May 2014). The modifications are shown in red.

- 2) "X. ADDITIONAL PROVISIONS"

The Applicant has requested that the attached Section X. replace the version, in whole, contained in the proposed Chatham Park PDD Master Plan submitted in May 2014.

### **Other Issues:**

You may recall that Section X., Paragraph 6 of the Master Plan compels the Applicant to "defray additional costs expected to be incurred to the Town in dealing with development in Chatham

Park PDD...” Should the Ordinance be approved this issue will be tackled in an Agreement that will be reviewed by the Town Board of Commissioners in a subsequent meeting. You may also recall that the Board reviewed a similar Agreement during the 11/25/14 Board meeting held at the Historic Courthouse when the rezoning request was tabled.

**Action Requested:** 1) Approve the Ordinance, thereby amending the Zoning Ordinance, or 2) Approve the Resolution, thereby denying the amendment to the Zoning Ordinance.