



Town of Pittsboro, North Carolina

Department of Planning
(919) 542-4621, Ext. 34

MEMORANDUM

TO: Planning Board

FROM: Stuart W. Bass, Planning Director

SUBJECT: REZ-2013- 02
Chatham Park LLC

DATE: May 1, 2014

Chatham Park LLC is proposing to rezone approximately 7,000 acres of land within the Town's Extraterritorial Planning Jurisdiction. The property is primarily vacant and undeveloped, located on the eastern side of Pittsboro.

Current zoning districts associated with the property include Highway Commercial, Conditional Use (C-2 CU), Highway Commercial (C2), Mixed Use Planned Development (MUPD), Residential-Agricultural (RA), Residential-Agricultural 2 Acres (RA-2), Residential-Agricultural 5 Acres (R-A5). The request is to apply the Planned Development District (PDD) to the property.

This 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. (The words "standards", "requirements", and "regulations" are used interchangeably in Article V when referring to development standards). The PDD district promotes innovative land planning, design and layout by:

- (1) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning and development standards or regulations that were designed primarily for individual lots;
- (2) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- (3) Allowing greater freedom for a broad mix of various land uses in the same development;
- (4) Promoting quality urban design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses;
- (5) Encouraging quality urban design by allowing higher densities when such increases are supported by superior design or the provision of additional amenities; and
- (6) Advancing public health, safety and general welfare.

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In return for greater flexibility, planned developments in this district are expected to deliver communities of exceptional design, character and quality that preserve critical environmental resources and provide open space amenities. Such communities incorporate creative design in the layout of buildings, open space, and circulation; assure compatibility with surrounding land uses and neighborhood character; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure. Because flexibility is essential for the development of such communities, variations from otherwise applicable regulations and standards may be granted with the adoption of the required Planned Development District Master Plan (PDD Master Plan).

The Planning Board originally forwarded the Master Plan to the Town Board of Commissioners with a positive recommendation for approval on July 1, 2013 (minutes attached). Since that time, a number of revisions have been made to the document. A copy of the Master Plan in its latest revision (May 2014) has been provided to you for your review and consideration. Also, as described in the Green/ McConnaughey Memo, the Town Board of Commissioners has remanded the proposal back to the Planning Board for a formal recommendation with regard to consistency with the Land Use Plan as stated in General Statue GS 160A-383.

Formal Public Hearings conducted by the Town Board of Commissioners were held on June 24, 2013 and July 22, 2013. Another Public Hearing is scheduled for May 20, 2014.