

**STAFF ANALYSIS  
REZ-2016-05**

**APPLICANT:** Bradshaw & Robinson LLC  
PO Box 607  
Pittsboro, NC 27312

**PROPERTY:** Rocky & Janie Crissman  
**OWNER:** 1110 Russett Run  
Pittsboro, NC 27312

Calvin Mellott  
PO Box 336  
Carrboro, NC 27510

**LOCATION:** Along Russett Run

**EXISTING USE:** Residential

**AREA:** 190.487 acres

**EXISTING ZONING:** RA-2 (Residential Agricultural)

**PROPOSED ZONING:** R-10 (High Density Residential)

**ADJACENT LAND USES:** General property surrounding this parcel of land is Residential in nature.

North – Parcels immediately adjacent are zoned RA-2

South – Parcel is Zoned Chatham Park PDD

West – Parcel is Zoned Chatham Park PDD

East – Parcel is Zoned Chatham Park PDD

**ZONING HISTORY:** The property has been zoned RA-2 since the early 1990's.

**ANALYSIS:**

The following staff analysis is structured to address the information that should be considered for a map amendment as outlined in the Zoning Ordinance and city zoning enabling statutes for the State of North Carolina.

1. Relationship of the proposed map amendment to the Land Use Plan and Future Land Use Map.

The Subject property has a designation of Medium Density Residential. The medium-density residential neighborhood category would include residential developments with access to both public water and sewer services. Development in this area could include single-family homes, accessory apartments, churches, parks, community buildings, schools, swim or tennis clubs, and other neighborhood facilities. Clustering of lots, particularly in water supply watersheds, is encouraged as a way to provide common open space and recreation facilities.

*Excerpt discussing Medium Density Residential Development Patterns:*

*A good place to start in understanding the future development pattern for Pittsboro is to understand the different types of places that are expected to make up the community in the future.*

*The language of these place types is a bit different than the language of zoning that is applied to specific parcels of land, although the two are related. Place types are more general, describing the overall look and feel of a neighborhood, even though individual parcels of land within the neighborhood may vary.*

*Let's look at two examples, one where a place type is more narrowly focused and another where the place type defines a broader collection of land uses.*

*Place Type Example #1: Medium Density Residential Neighborhood. An example of a medium density residential neighborhood is the Chatham Forest subdivision in Pittsboro. This neighborhood is made up entirely of single-family homes of relatively uniform building size and lot density. The image at right shows the development pattern within this neighborhood.*

*Place Type Example #2: Mixed Use Neighborhood. A nearby example of a mixed use neighborhood is Fearrington Village, located just north of Pittsboro. This neighborhood includes a wide variety of land uses, including single-family residential (of varying size and density), multi-family residential, retail stores, restaurants, lodging, and open space. The image at right shows how these uses are arranged. Within the Town of Pittsboro,*

*the Powell Place neighborhood will also serve as an example of a mixed use neighborhood once it is built-out.*

2. Suitability of proposed zoning district classification.

The R-10 district is defined as a medium to high density residential areas where single family and multi-family dwellings are commingled and certain open areas where similar residential development will likely occur. The uses permitted in this district are designed to stabilize and protect the essential characteristics of the area and prohibit all activities of a commercial nature except certain home occupations controlled by specific limitations.

3. Availability of public facilities.

Public facilities and services rendered by the Town of Pittsboro, water and wastewater, are available to the property.

4. Population change.

Population will increase with future development of these parcels.

5. Transportation patterns.

Development will change the transportation patterns in this area.

**PUBLIC HEARING NOTES:**

Public Hearing was held on July 25<sup>th</sup>. At the Public Hearing, 5 (five) concerned citizen spoke during the meeting, some of the concerns raise regarding the proposed zoning change were:

- Increase Density
- Future Access
- Potential Stormwater run off from future development
- How these parcel being surrounded on three sides by Chatham Park PDD fit with Future Plan of Chatham Park

**STAFF RECOMMENDATION:**

Staff Recommends approval of the proposed amendment, as the proposed amendment is consistent with the Future Land Use Plan for Medium Density Residential. However, once subdivision plans are submitted staff will have to further evaluate whether the proposed development of these parcels conforms with the currently adopted Land Use Plan. The Land Use plan specifically states that Medium Density Residential neighborhoods should generally, resemble Chatham Forest in terms of lot size and development patterns.