

# 1. Development Phasing

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## Section 1. Purpose

The infrastructure needed to serve Chatham Park at build-out is substantially more than will be needed to serve the development expected in the early phases of the project. As a result, the provision of infrastructure and facilities will occur as the development they serve takes place. Since Chatham Park development will occur incrementally, this Element provides a framework and threshold for providing the infrastructure necessary to serve development as it occurs. More details regarding necessary public infrastructure are provided in the Master Public Facilities Plan Additional Element and the Master Transit Plan Additional Element.

The primary purpose of this Element is to assist the Town of Pittsboro and Chatham Park in the planning and provisions of the extension of municipal services to Chatham Park and other parts of the Town. The provision of public facilities in an orderly fashion is an important consideration in protecting and safeguarding the health, safety and well-being of Pittsboro and Chatham County residents. The Town can use this Element as one of the tools to develop its own Comprehensive Plan that guides the provision of transportation improvements, water, sewer, fire and police protection, parks and recreation facilities, refuse collection and other municipal services.

## Section 2. Phases

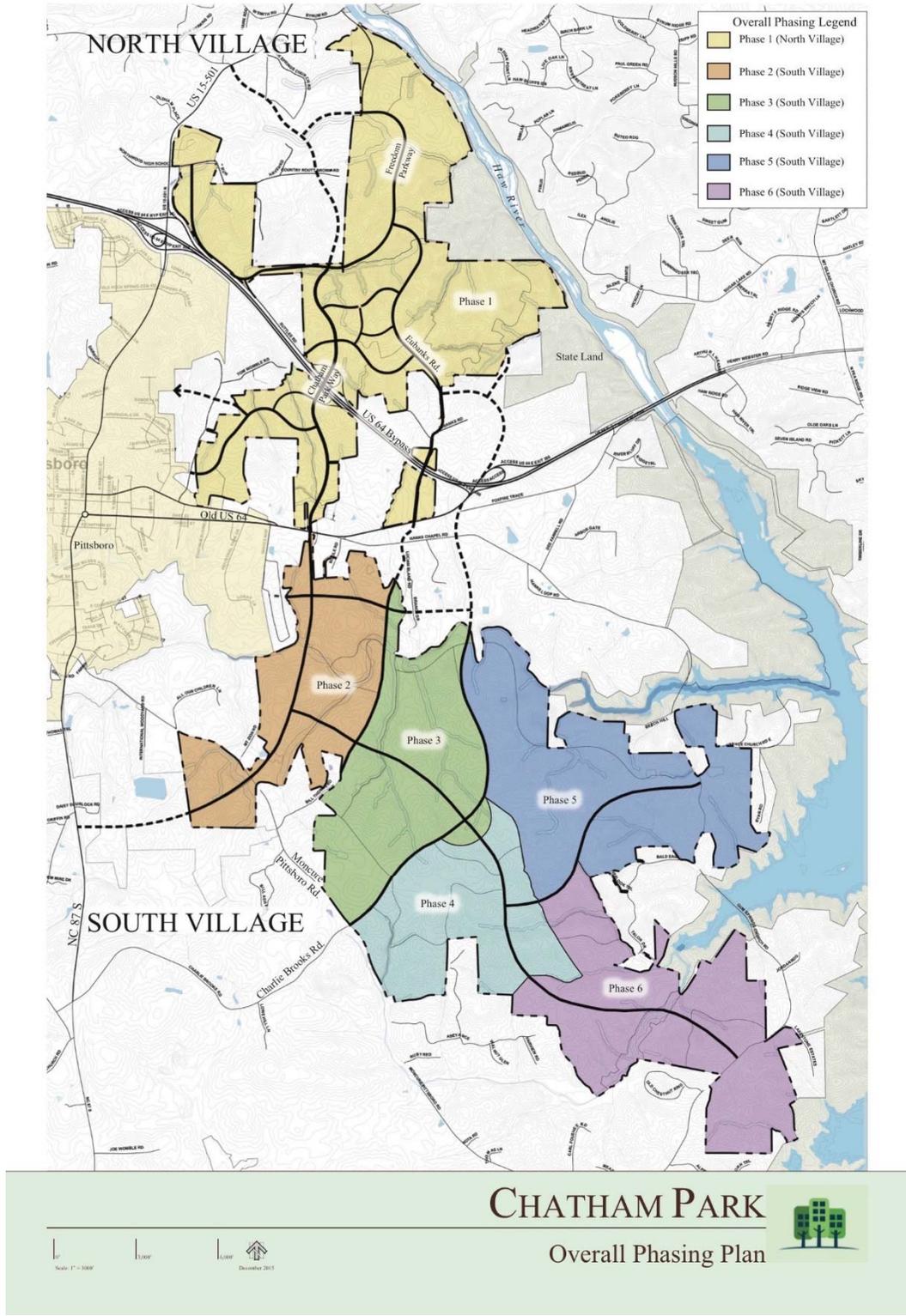
Full build-out of Chatham Park is anticipated to take approximately 35-40 years to the year 2055. Phase 1 of development will begin in the North Village (see Figure 1) and occur over the next 15 years. Phase 2 of the project will be, for the most part, non-residential or mixed use development and will generally be located along what will be the southern extension of Chatham Park Way from US 64 Business to US 15-501 south of Pittsboro. This roadway will serve as a temporary bypass around downtown Pittsboro helping mitigate traffic congestion until the permanent bypass is completed around the west side of Town.

Phases 3, 4, 5, and 6 are projected to develop sequentially moving from northwest to southeast, however, it is possible some residential neighborhoods located in Phase 3 would develop concurrently with Phase 2's non-residential development.

Actual phasing of development, including the configuration of development phases, may vary from the foregoing anticipated phasing, and will depend upon such factors as market conditions, economic considerations, and completion of infrastructure construction.

Additional details of Chatham Park's phasing plans will be described in Small Area Plans. These Small Area Plans will provide an analysis of the estimated annual development and its impacts on the Town, included projected Town revenues from the development. Additionally, the Development Agreement for Chatham Park will include a schedule for phasing of development in Chatham Park and will provide for periodic compliance review by the Town Manager to verify good faith compliance with the terms of the Development Agreement.

The Chatham Park PDD Development Review Process for Subdivisions and Site Plans is described in the flow chart attached as an Appendix to this Element.



**FIGURE 1**

### Section 3. Objectives

This Element is based on general objectives which apply to the Town's and Chatham Park's planning efforts as a whole and specific functional program areas in particular. These objectives therefore should be viewed as the key principles for establishing an infrastructure network which is responsive to community expectations; the public health, safety, and general welfare; and development impacts.

#### Objective 1:

Locate new infrastructure that serves the greatest number of people.

1. Locate infrastructure appropriately in the area it is intended to serve.
2. Working in concert with the Town, program the extension of public infrastructure that meets public health or safety needs or required service levels.

#### Objective 2:

Balance the provision of public infrastructure with growth and development.

1. Determine the extension of public infrastructure in size and quantity which is consistent with the projected development phasing in Chatham Park.
2. Ensure that the extension of adequate public infrastructure is available, programmed in the Town's Capital Improvement Plan, or provided by new development, before increasing planned intensities.

#### Objective 3:

Mitigate the impact of the extension of public infrastructure on adjacent planned and existing land uses.

1. Locate the extension of public infrastructure in a manner that promotes and enhances the community character.
2. Provide for public infrastructure that is properly designed, constructed, screened and buffered in order to mitigate visual impact on adjacent planned development of a different use or nature.

#### Objective 4:

As part of Chatham Park Small Area Plan submittals, provide an estimate of the annual increase in the number of dwelling units, non-residential gross square footage, and population in Chatham Park to assist the Town in planning future public facilities.

1. Provide proposed phasing plans with the submittal of Small Area Plans in order to provide an accurate estimate of dwelling units and non-residential gross square footage built on an annual basis in Chatham Park.
2. Provide a timeline of when public facilities identified in the Master Public Facilities Plan Additional Element should be provided based on the population projections established in the Small Area Plan.
3. Work with the Town of Pittsboro and Chatham County to determine who provides particular public facilities, when and where they are provided and, if identified as Chatham Park's responsibility, how reimbursement is to occur for the cost of public facilities constructed or installed by the developer of Chatham Park.

For the purposes of this Element:

- the term “public infrastructure” includes improvements and facilities for any or all of the following: streets; water supply and distribution; wastewater collection and treatment; stormwater (to the extent owned or operated by the Town or other governmental entity); police protection; fire protection; schools (which, at the time of the approval of this Element by the Town are provided by Chatham County); parks and recreation; refuse and recycling collection and disposal; government administration offices and other facilities; and other services that may be provided by the Town; and

- the term “infrastructure” includes public infrastructure and improvements and facilities for any or of the following: electricity; telephone (of all types); natural gas; television; high speed internet; stormwater; private parks and recreation; and other services provided by private parties to individuals and businesses in Chatham Park.