

Joint Concept Plan #5

(As recommended by the Chatham-Cary Joint Issues Committee at their Aug. 31, 2009 meeting.)

Acreage Statistics and Projected Buildout

Land Use Category	Gross Acres	Max. No. of Dwellings ¹	Nonresidential Floorspace (Sq. Ft.) ²	Population Est. ³	K-12 Student Est. ⁴	Employment Est. ⁵
Unincorporated Chatham Area						
1 du per 10 ac.	0	0		0	0	
1 du per 5 ac.	7,351	1,470		4,121	426	
1 du per 3 ac.	213	71		199	21	
1 du per 1 ac.	719	719		2,015	209	
2 du per 1 ac.	1,567	3,134		8,784	909	
4 du per 1 ac.	34	166 ⁶		465	48	
Mixed-Use Commercial	24		188,179			470
Mixed-Use Office	218		1,661,814			6,315
Mixed Use – Residential ⁷	218	1,774		4,427	426	
Park/OS/Golf	409					
Totals:	10,753	7,304	1,849,993	20,011	2,039	6,785
Incorporated (ToC) Area						
1 du per 1 ac.	46	45 ⁸		126	13	
2 du per 1 ac.	290	533 ⁹		1,494	155	
4 du per 1 ac.	301 ¹⁰	1,126 ¹¹		2,207 ¹²	0 ¹³	
Institutional (private school and church)	54		240,000 ¹⁴			272 ¹⁵
Town Public Parks	73					
Totals:	764	1,704	240,000	3,827	168	272
Incorporated + Unincorporated						
Grand Totals:	11,517	9,008	2,089,993	23,838	2,207	7,057

Other Characteristics of Plan Draft 5:

- The plan recommends residential uses having a 5-acre minimum average lot size for (a) all land within ¼ mile of U.S. Army Corps of Engineers land around Jordan Lake; and (b) all land within 1 mile of the mean pool elevation of Jordan Lake.
- Proceeding eastward from the 1-mile lake buffer and ¼-mile COE buffer, residential densities generally transition upwards, first to 1 dwelling per acre, and then to 2 dwellings per acre.
- The figures in the table above are exclusive of any sites that Chatham County has already zoned for nonresidential purposes.
- The above figures do not account for land that might be used for public schools or parks. Draft Plan 5 includes recommendations for 2 joint school/park sites. Land for schools and parks would need to be subtracted from the table's land use category acreages, which would in turn result in lower figures for housing, population, floor space, and/or employment. The average size for a Chatham County

elementary/middle school is 26 acres. The NC Department of Public Instruction recommended size is 65 acres for high schools.

Table Footnotes:

- ¹ Figures given are the maximum number possible if all plan areas were to be built to the maximum allowed densities. The actual number of housing units and population will likely be lower than these hypothetical maximums.
- ² Figures given are based on an average floor-to-area ratio (FAR) of 0.18 for commercial/retail, and 0.175 for office, which are the typical suburban FAR's found in Cary.
- ³ Figures given are based on the maximum possible number of dwellings. For single family dwellings, the figures assume 2.86 persons per dwelling, with an average occupancy rate of 98%. For multifamily dwellings, the figures assume 2.23 persons per dwelling, with an average occupancy rate of 92%. Based on U.S. Census figures for the area.
- ⁴ Based on 0.29 students per single family house and 0.16 students per multifamily dwelling, per the Chatham County Education Impact Fee Study. Figures include public school and charter school students only.
- ⁵ Figures are based on 3.80 employees per 1,000 sq. ft. of office space, and 2.50 employees per 1,000 sq. ft. of retail space. (Source: ITE *Trip Generation Manual*, and ULI's *Dollars and Cents of Shopping Centers*.)
- ⁶ The figure of 166 dwellings is taken from the conditions specified in the pending rezoning application 09-REZ-10 "Amberly PDD Amendment" (Pittard Sears Road).
- ⁷ The 218-acre residential part of the mixed-use area was distributed as follows: (a) 40% of the land area (87.2 acres) was assigned to patio homes at 5 units/acre, yielding 436 units; (b) 40% of the land area (87.2 acres) was assigned to townhomes at 8 units/acre, yielding 698 units; and (c) 20% of the land area (43.6 acres) was assigned to garden-style multifamily at 14 units/acre, yielding 610 units. This results in an overall average density of 8 units/acre for the entire 218 acres.
- ⁸ Figure taken from approved subdivision plan.
- ⁹ Figure based on approved and/or built subdivision plans for all but 37 acres. Buildout for the 37 acres was based on average density in adjacent approved phases that do have subdivision plans.
- ¹⁰ This portion of the plan area is the "active retirement" portion of Amberly ("Carolina Preserve by Del Webb"), and the gross density is actually 3.22 units/acre. In keeping with the whole numbers used elsewhere in the draft plans, this area has been rounded up to a category of "4 dwellings per acre".
- ¹¹ Figure based on actual approved and/or built subdivisions.
- ¹² For the active retirement portion of Amberly, a figure of 2.0 persons per dwelling was used, along with the standard single family occupancy rate of 0.98.
- ¹³ This table row represents the active retirement portion of Amberly ("Carolina Preserve by Del Webb"); no students.
- ¹⁴ Taken from the approved Weldon Ridge PDD master plan. Floorspace is for K-8 school, a high school, and a church.
- ¹⁵ Employment was estimated by using employment for comparable facilities: Cary Elementary (80), Cary High School (166), and St. Michael's Catholic Church in Cary (26).