

Chatham-Cary Joint Issues Committee

April 15, 2010

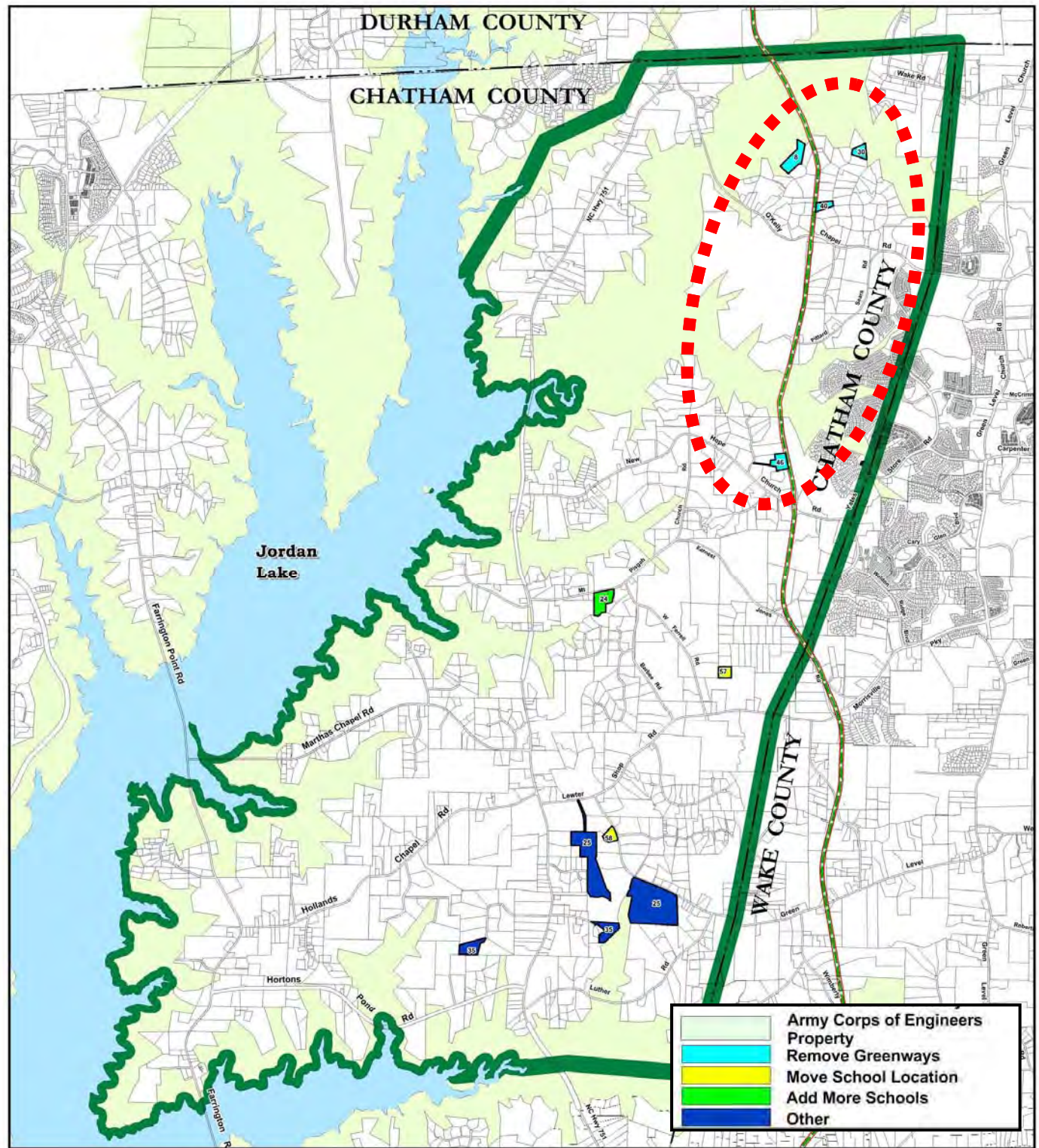
**Draft Joint Land Use Plan:
Discussion of Map-Related
Citizen Change Requests**

Questions From Staff

- **Greenways**
- **Parks**
- **Schools**
- **Map Adjustments for Split
Parcels**

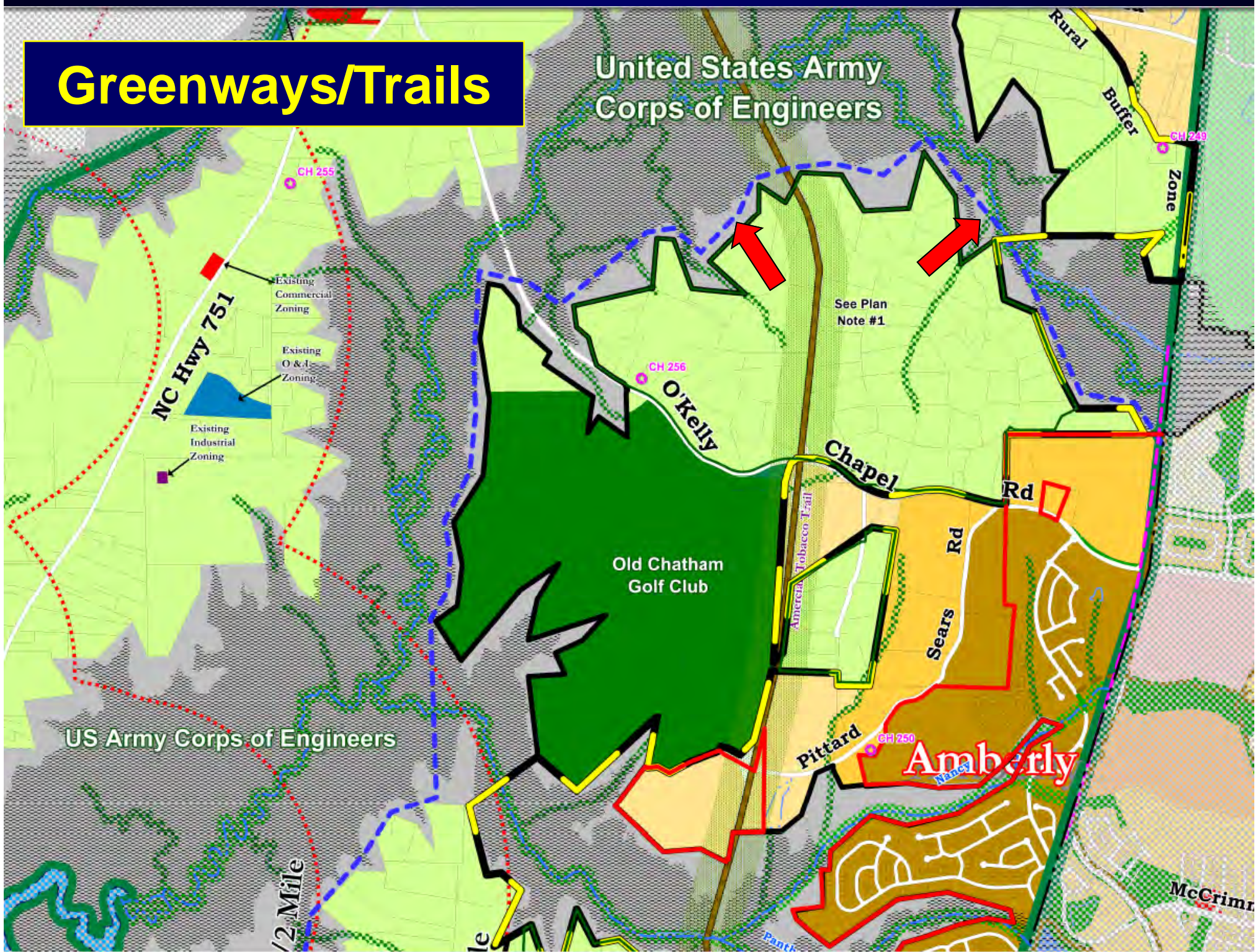
Greenways Comments

- “Remove the Greenway”
- Safety Concerns (Adjacent Homeowners)
- Wildlife Impact Concerns



Greenways/Trails

United States Army
Corps of Engineers



US Army Corps of Engineers

1/2 Mile

See Plan
Note #1

Amberly

McCrimm

Greenways & Trails

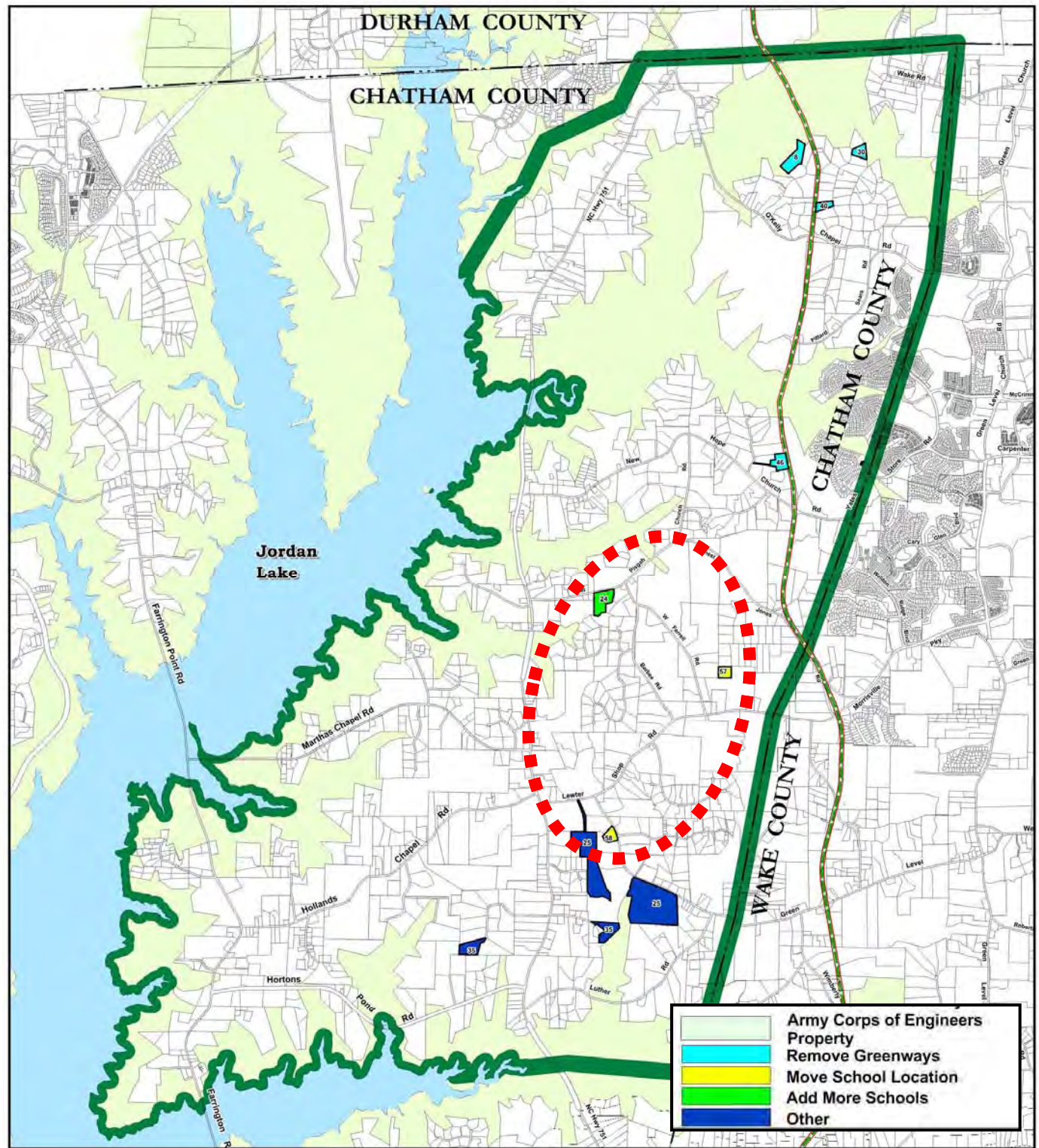
- **Proposed Greenways Date From 2006**
- **Draft Plan Map Has Evolved Since 2006**
- **Staff Recommendation:**
 - **Remove The Greenways From Plan Map**
 - **Add a Recommendation in Plan Document to Develop A Greenways Master Plan As A Post-Adoption Implementation Step**
 - **Allows Greenways To Be Planned In Context Of Adopted Land Use Plan**
 - **Expedites the Land Use Planning Process**

Greenways & Trails

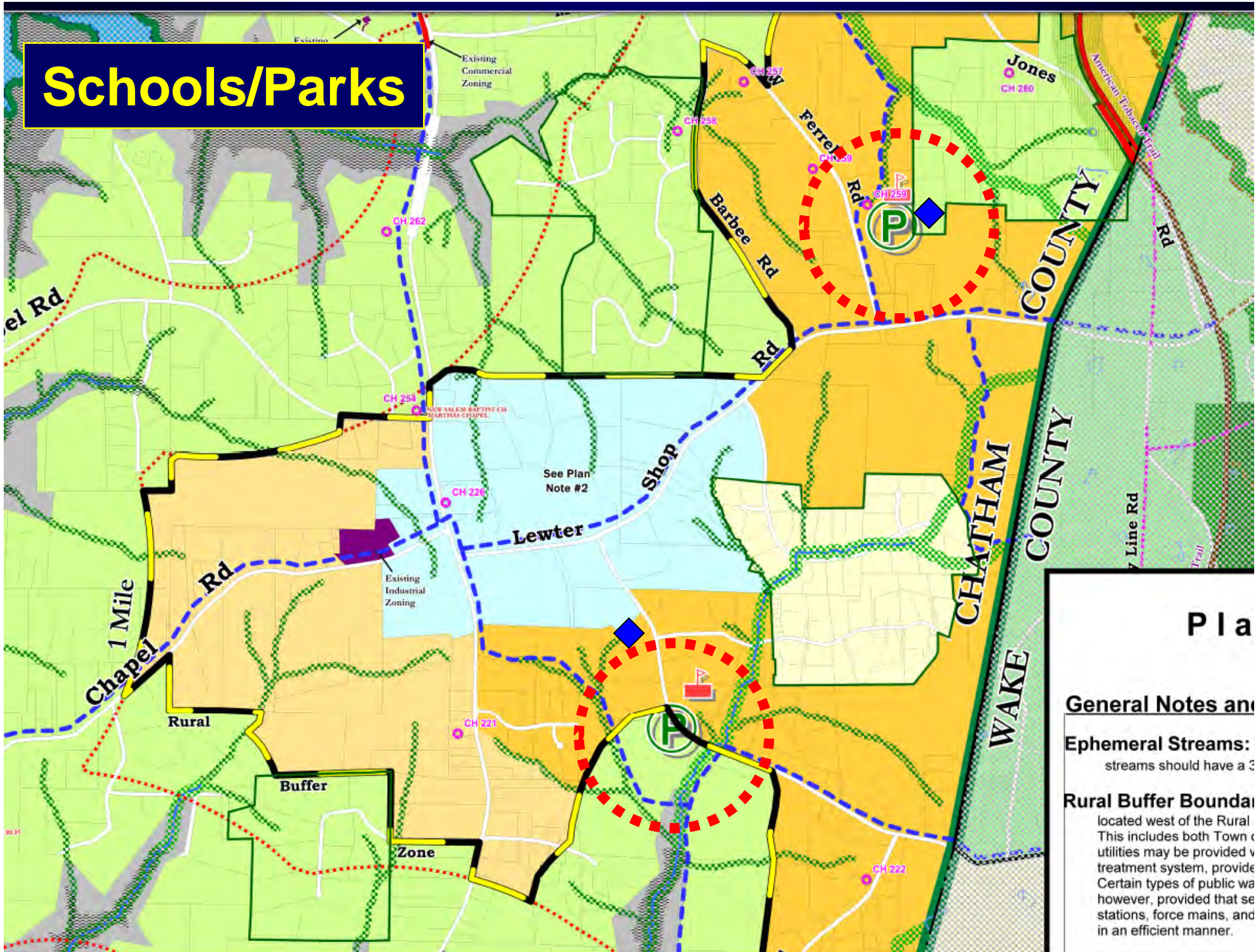
- **Alternate Approach:**
 - **Direct Joint Staff Team To Work On Revisions To Greenway & Trail System, Based On Current Draft Land Use Map**
 - **Staff From Multiple Departments Will Be Included: Parks, Planning, Engineering,...**
 - **Takes More Staff And Project Time**

Parks And Schools Comments

- “Move The School/Park Away From Me”
- “Need More Schools”
- “Need More Details About Schools & Parks”



Schools/Parks



Pla

General Notes and

Ephemeral Streams:
streams should have a 3

Rural Buffer Boundar
located west of the Rural
This includes both Town c
utilities may be provided v
treatment system, provide
Certain types of public wa
however, provided that se
stations, force mains, and
in an efficient manner.

Schools and Parks

- **Difficult To Identify Precise Locations**
- **Actual Final Sites Will Likely Vary**
- **School And Parks Staff Generally Prefer Not To Show Target Areas**
- **Map Symbols May Imply More Certainty Than Exists**

Schools and Parks

- **Staff Recommendation:**
 - Remove School and Park Symbols from Map
 - Address School And Park Recommendations in Plan Document, Incl. Timing, Size, Type -- But In Very General Terms
 - Requires Further Discussion with Parks & Recreation Departments, Chatham County School System
 - Include An Implementation Task To Pursue Parks & Schools Planning More Deeply

Map Adjustments?

- **Changes In Land Use Categories Are Easiest To Understand When They Occur Along Roads, Streams, Property Lines, Easements, Or Other Physical Features**
- **At Present:**
 - **In Some Cases The Land Use Categories Change Within A Parcel**
 - **In Some Cases There Are Shifts In Mapped Land Use Categories That Occur Just Shy Of, Or Just Past, Key Physical Features**

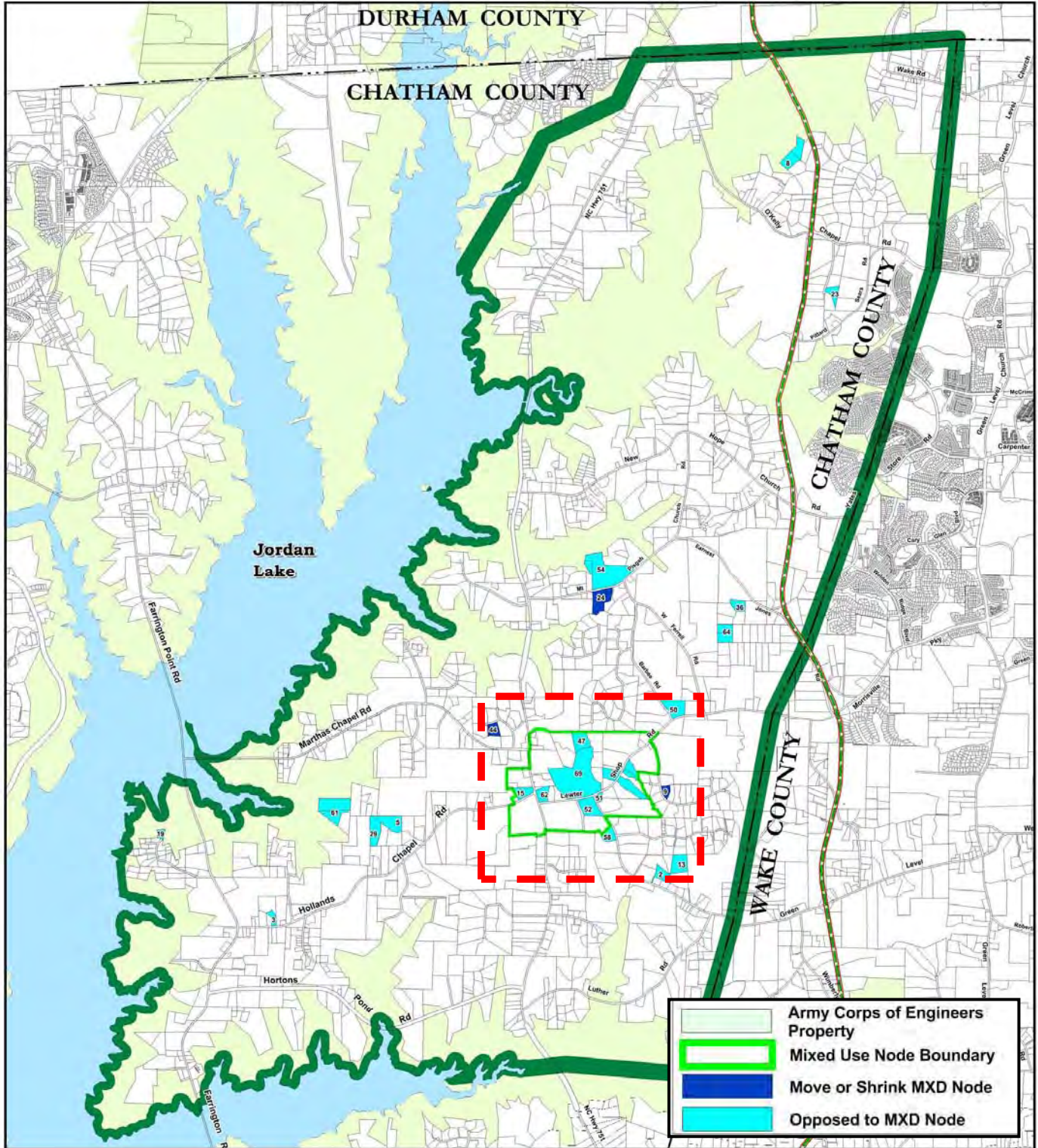
Map Adjustments?

- **Should Staff Prepare Recommendations For Minor Adjustments To Land Use Designations On The Plan Map?**
- **Staff Would Follow Parameters:**
 - **Keep The Total Acreages In Each Land Use Category As Close As Possible To The Current Map**
 - **Move Boundaries To Physical Features**
 - **Keep Large Parcel Splits As Is**
 - **What About 1-Mile Lake and 1/4-Mile COE Buffers?**

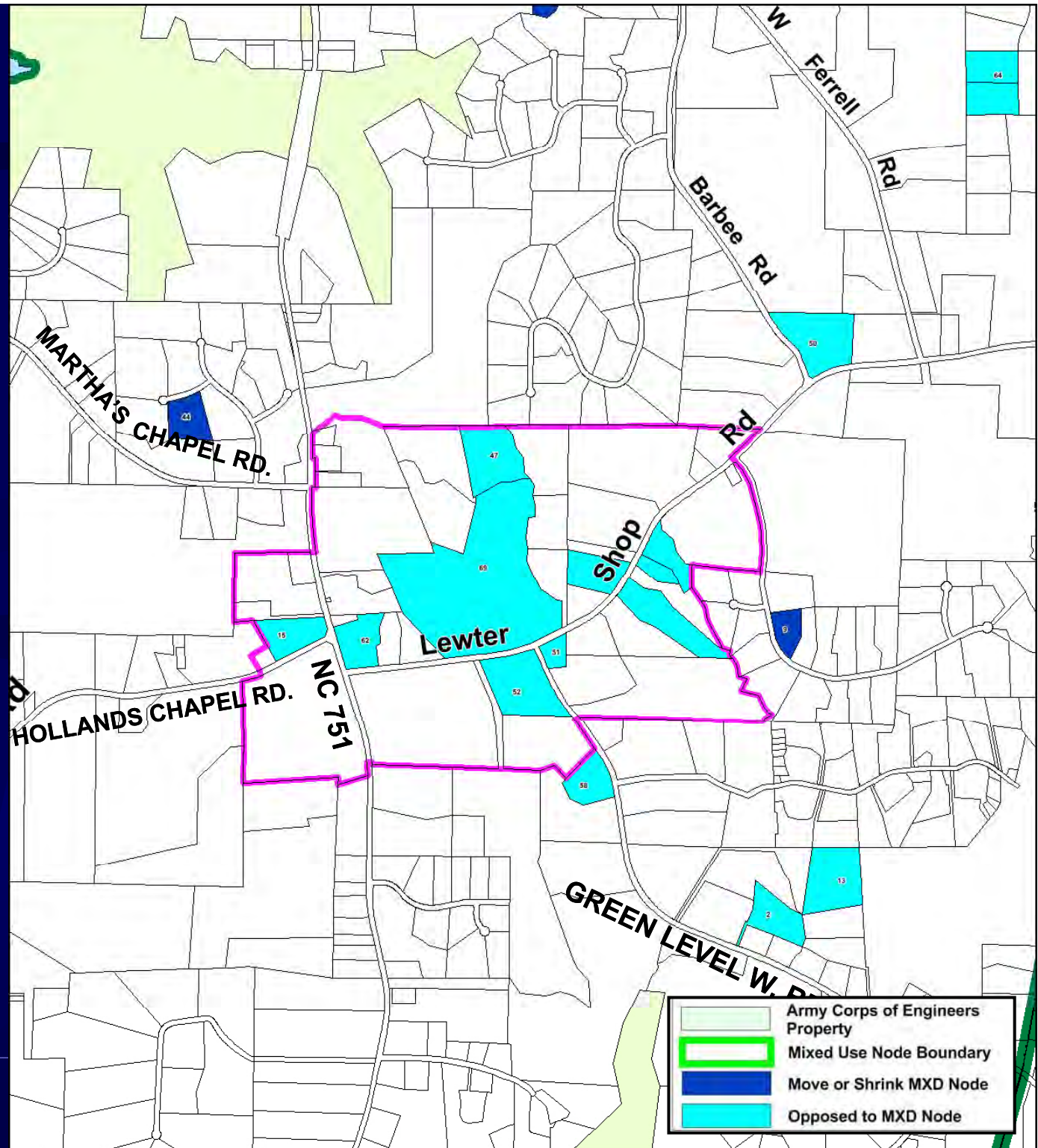
Mixed Use Node

Citizen Comments and Committee Discussion

Mixed Use Node Comments

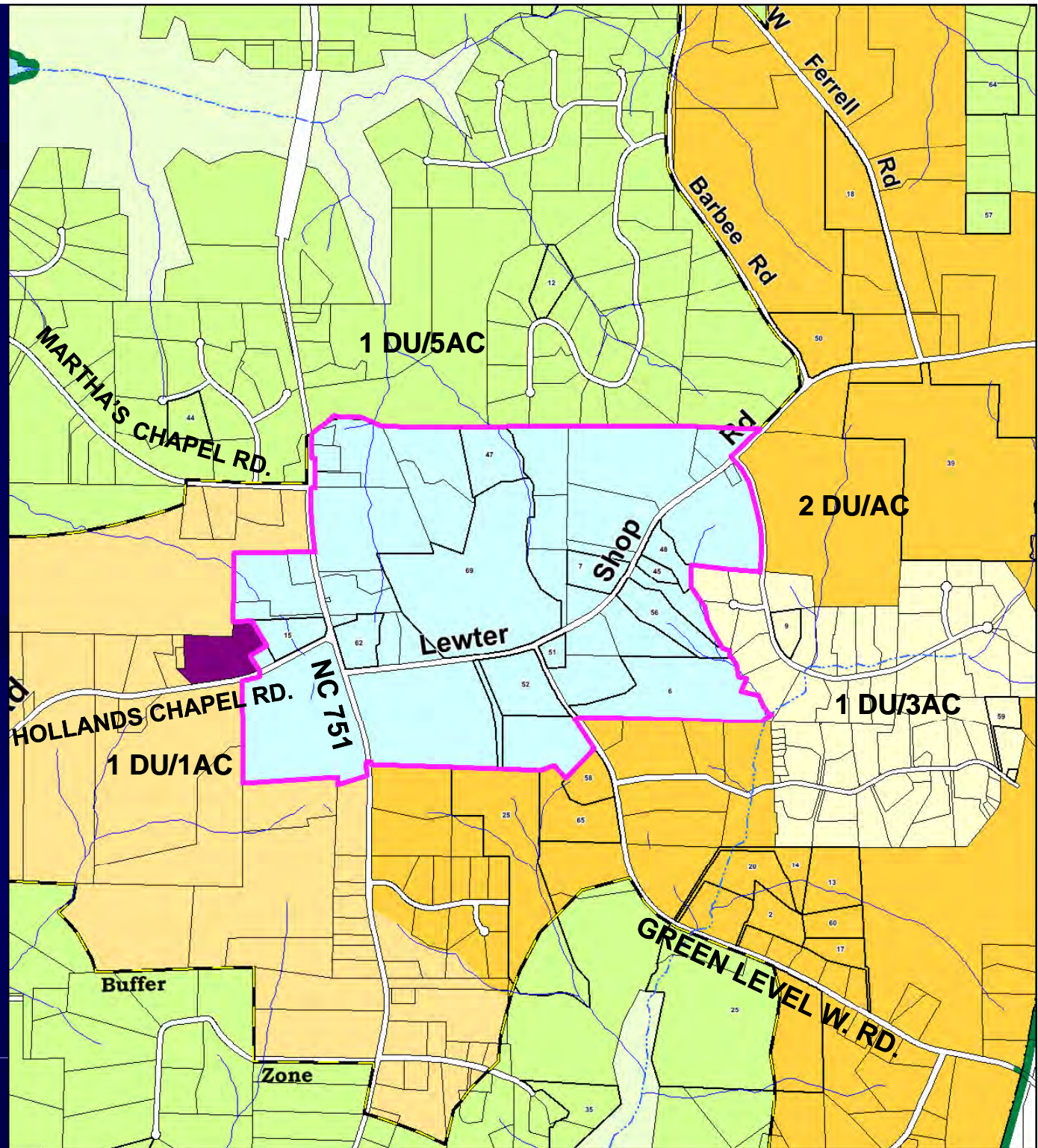


Mixed Use Node

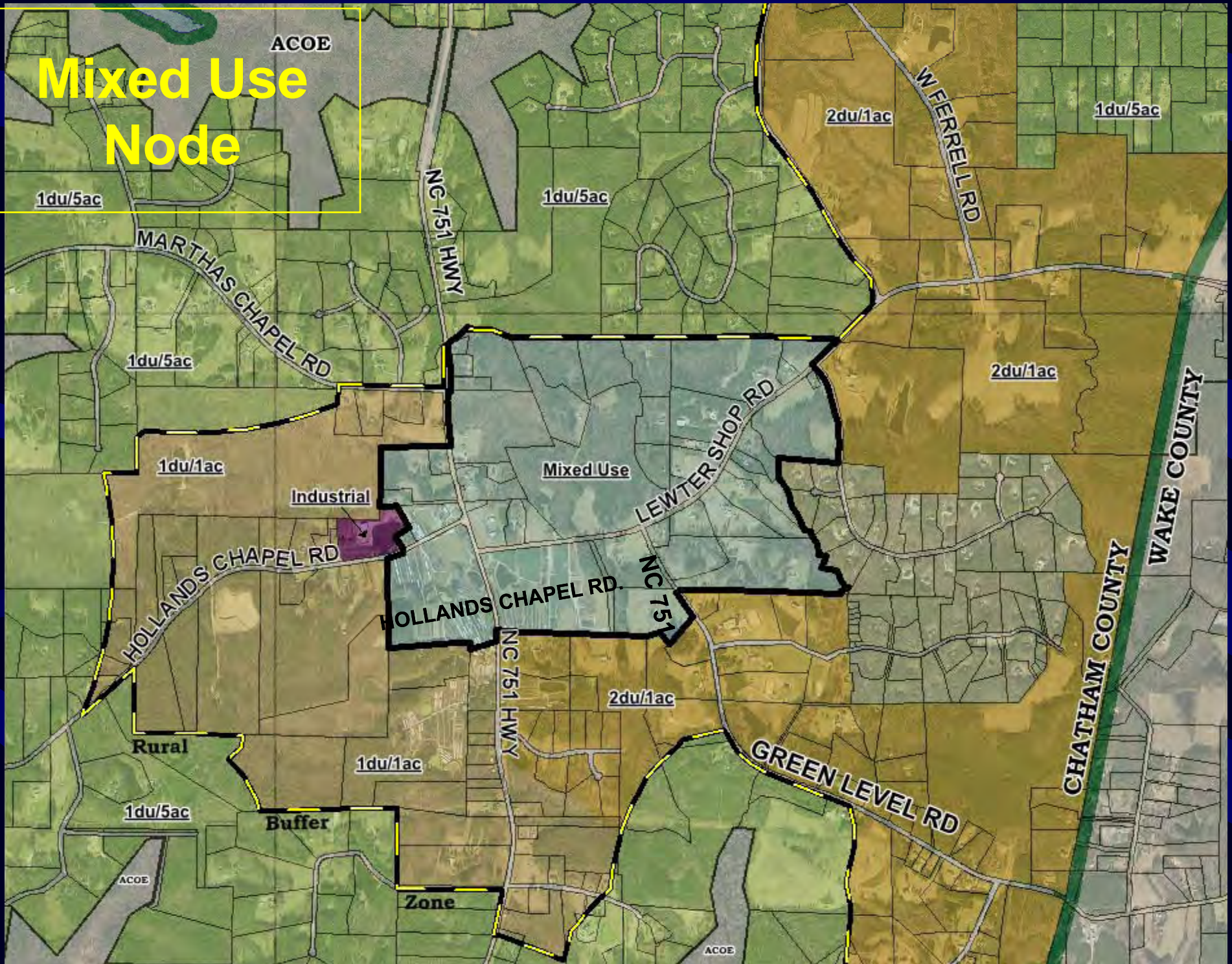


Mixed Use Node

Current Draft Plan:



Mixed Use Node



Mixed Use Node Discussion

- **Current Draft Plan:**
 - ~ 460 Acre “Node” located around NC 751 and Lewter Shop Road Area
 - ~ 24 Acres for Neighborhood Commercial/Retail
 - ~ 218 Acres for Medium-High Density Residential (Avg. 8 Dwelling Units/Acre; Max 1,744 Units)
 - ~ 218 Acres for Office/Employment Center
- **Major Questions:**
 - Keep Mixed Use Node or Delete from Plan area entirely?
 - If keep Node, move to different location or change size, mix of uses, density/intensity?

Mixed Use Node Discussion

Office Component

	218 ac.	150 ac.	100 ac.	50 ac.
Floor Space	1,661,814	1,143,450	762,300	381,150
Employees	6,315	4,345	2,896	1,448

Commercial/Retail Component

	24 ac.	18 ac.	12 ac.	6 ac.
Floor Space	188,179	141,134	94,089	47,044
Employees	470	352	235	117

Mixed Use Node Discussion

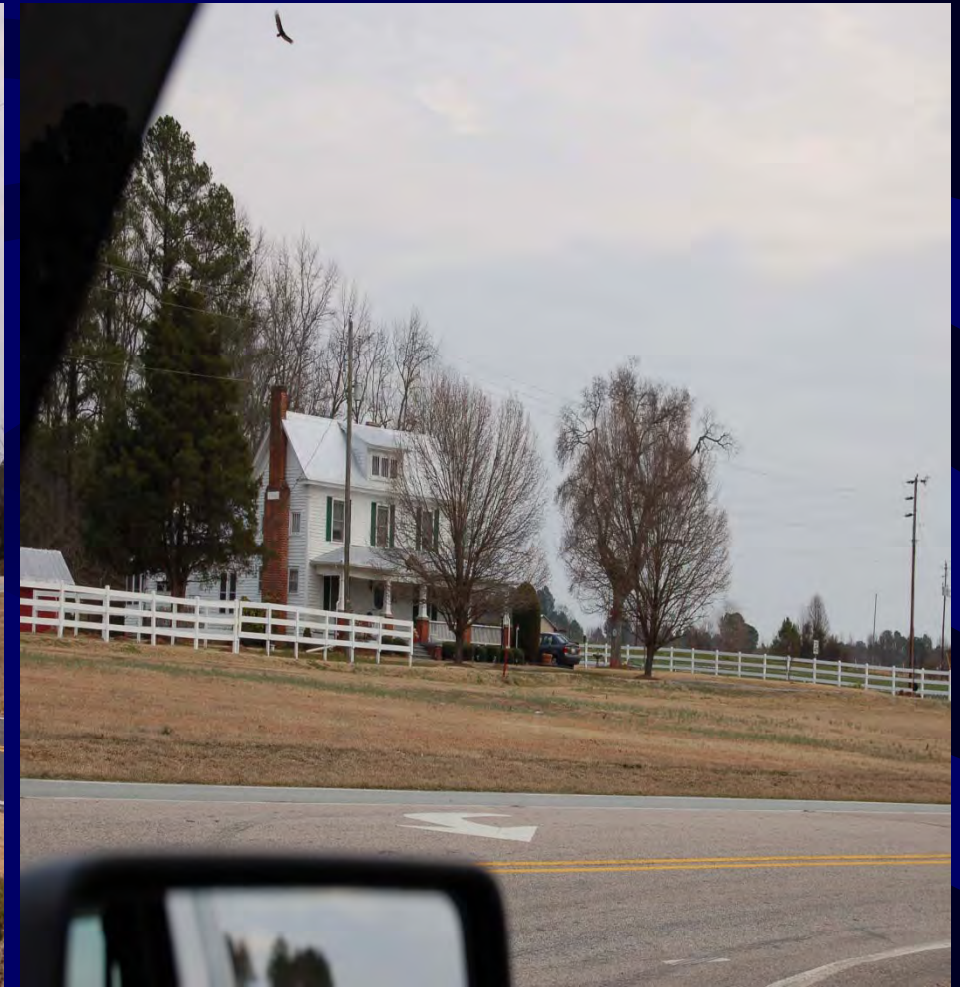
Residential Component – 8 homes/ac.

	218 ac.	150 ac.	100 ac.	50 ac.
Dwellings	1,744	1,200	800	400
Population	4,888	3,363	2,242	1,121
K-12 Students	506	348	232	116

Residential Component – 6 homes/ac.

	218 ac.	150 ac.	100 ac.	50 ac.
Dwellings	1,308	900	600	300
Population	3,666	2,522	1,681	840
K-12 Students	380	262	174	88

Pictures of Existing Mixed Use Node Area



Pictures of Existing Mixed Use Node Area



Pictures of Existing Mixed Use Node Area- “Development”



Representative Examples of Residential Densities

1 Dwelling Unit Per 5 Acres



1 Dwelling Unit Per Acre



Representative Examples of Residential Densities

3.6 Dwelling Units Per Acre



4.0 Dwelling Units Per Acre



Representative Examples of Residential Densities

7.8 Dwelling Units Per Acre

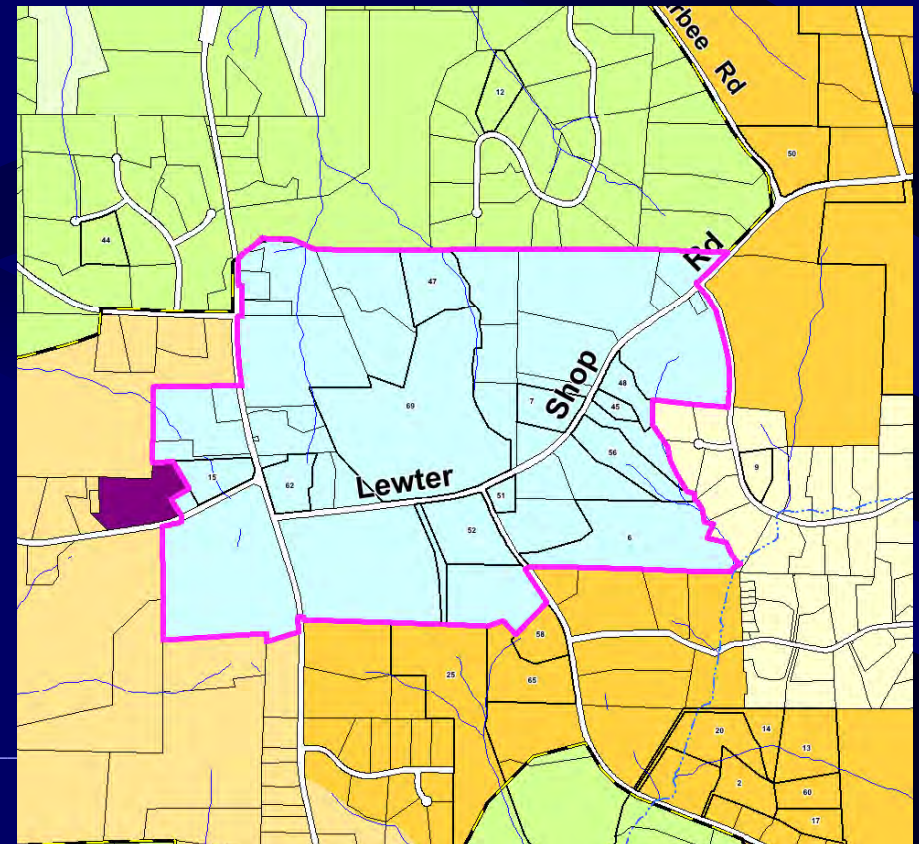


8.6 Dwelling Units Per Acre



Question: Mixed Use Node Area

- Conceptual (“Floating”) Boundary or A Fixed Boundary?
- Use A Plan Amendment Process to Move Boundary from what’s shown?
- Impact of Conceptual/Floating Boundary on Intergovernmental Plan Interpretation



Interpretation of Land Use Boundaries on the Plan Map

Interpretation Of Boundaries For Map's Land Use Designations

- Plan Map's *Notes* Currently States That Boundaries are General in Nature, And Not Fixed
- Do Floating Boundaries Pose Problems For Intergovernmental Interpretation Of The Plan?
 - i.e., For Evaluation Of Plan Conformance With Rezoning and Development Plan Cases?

Interpretation Of Boundaries For Map's Land Use Designations

- **Should Boundaries be Fixed, And Use A Formal Plan Amendment Process When Necessary To Adjust Boundaries?**
- **If Not Fixed, Should A Set Distance be Established for Moving Land Use Designation Boundaries?**
 - **E.g., No More than 200 Feet; No More than 1 Parcel; Follow Roads; etc.**

Question: Plan Amendment Process

- **Should a Process for Plan Amendment(s) be Established in Plan Document?**
 - Proposed Local Legislation
 - Both Jurisdictions Handle the Same?
 - Set Established Time Period for Review (Developer and Government)

Discussion: Rural Buffer / Urban Services Boundary

Including policy for system “rescues”

Rural Buffer: Plan Map's Definition

- Public water and sewer should not be provided to any properties west of the Rural Buffer line, by either Cary or Chatham.
- Public utilities may be provided west of the line to “rescue” a property “having a failed private water or sewage treatment system, provided that both Chatham and Cary agree to the rescue.”
- Certain types of utility infrastructure may be located west of the buffer line, provided that no properties are served. Examples: Pump Stations, Force Mains, Interceptors, Storage...

Rural Buffer: Background Information

- The Buffer Line deals with property eligibility for public utilities, not annexation
- Properties east of Buffer Line:
 - Are not obligated to connect to utilities
 - Are eligible to request utilities, but providers are not obligated to agree to requests
 - Are not guaranteed to have major service lines within close proximity; no planned extensions
- Cost of utility extension borne by property owner
- Cary usually requests annexation in order to receive utilities, but there are exceptions

Rural Buffer: Issues With The Definition

- **Not clear as to what constitutes system “failure”**
- **Is the test that it is technically impossible to fix the private system?**
- **Or can the cost of the fix be considered?**
- **Does “failure” occur if repair cost exceeds connection cost?**

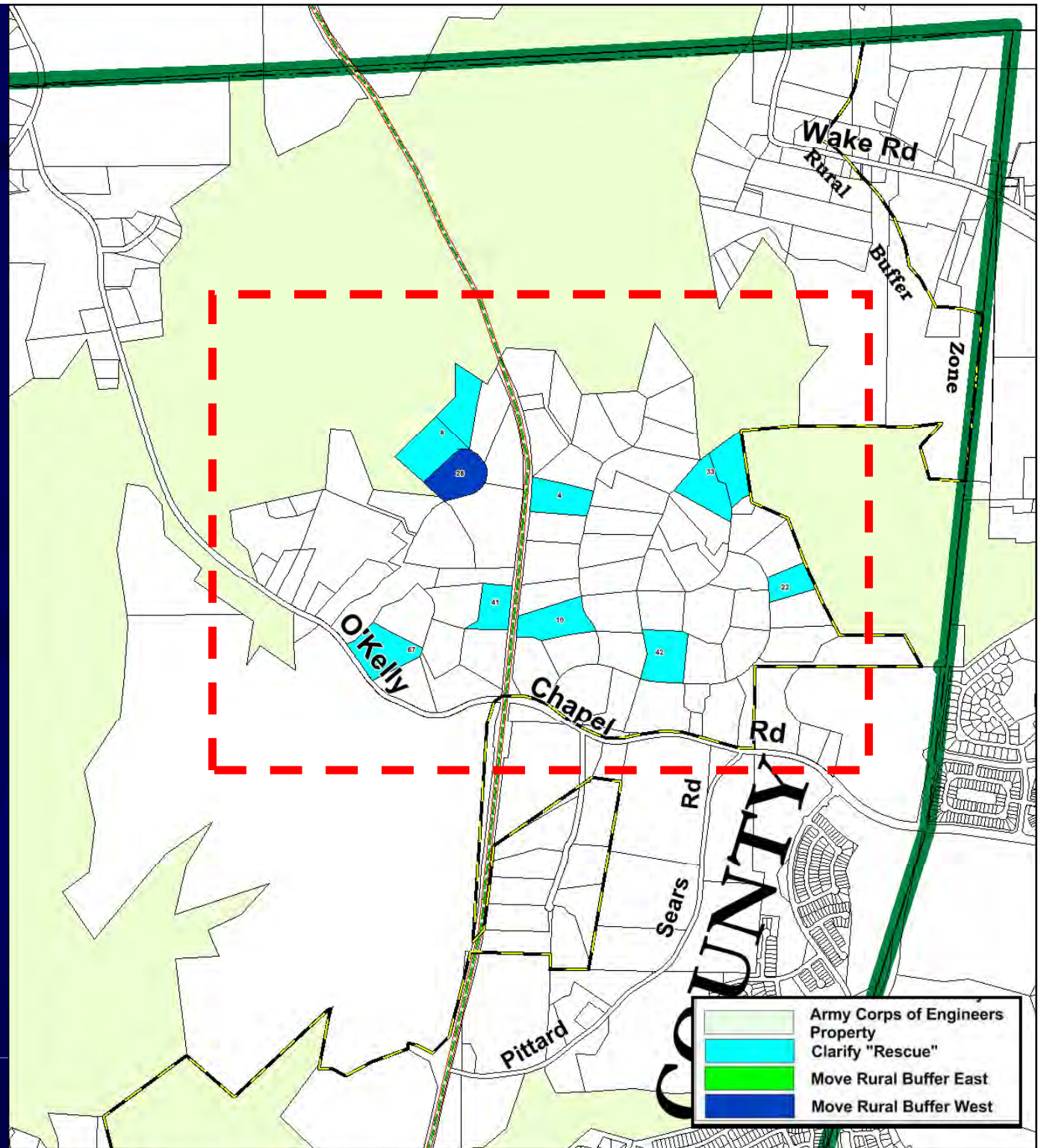
Rural Buffer: Issues With The Definition

- **Can an entire subdivision west of the line...**
 - (a) request public utilities, even if all lots in the subdivision haven't "failed"?
 - (b) request utilities if cost of repair exceeds cost of public connection? For one or both utilities?
 - (c) request public connections for other purposes, such as water pressure and fire suppression?
- **If Yes to (b) and/or (c) above, then since all utility requests are voluntary, what is the purpose of the Buffer Line?**

Hills of Rosemont

Rural Buffer Line And/Or Rescue Policy Change Requests

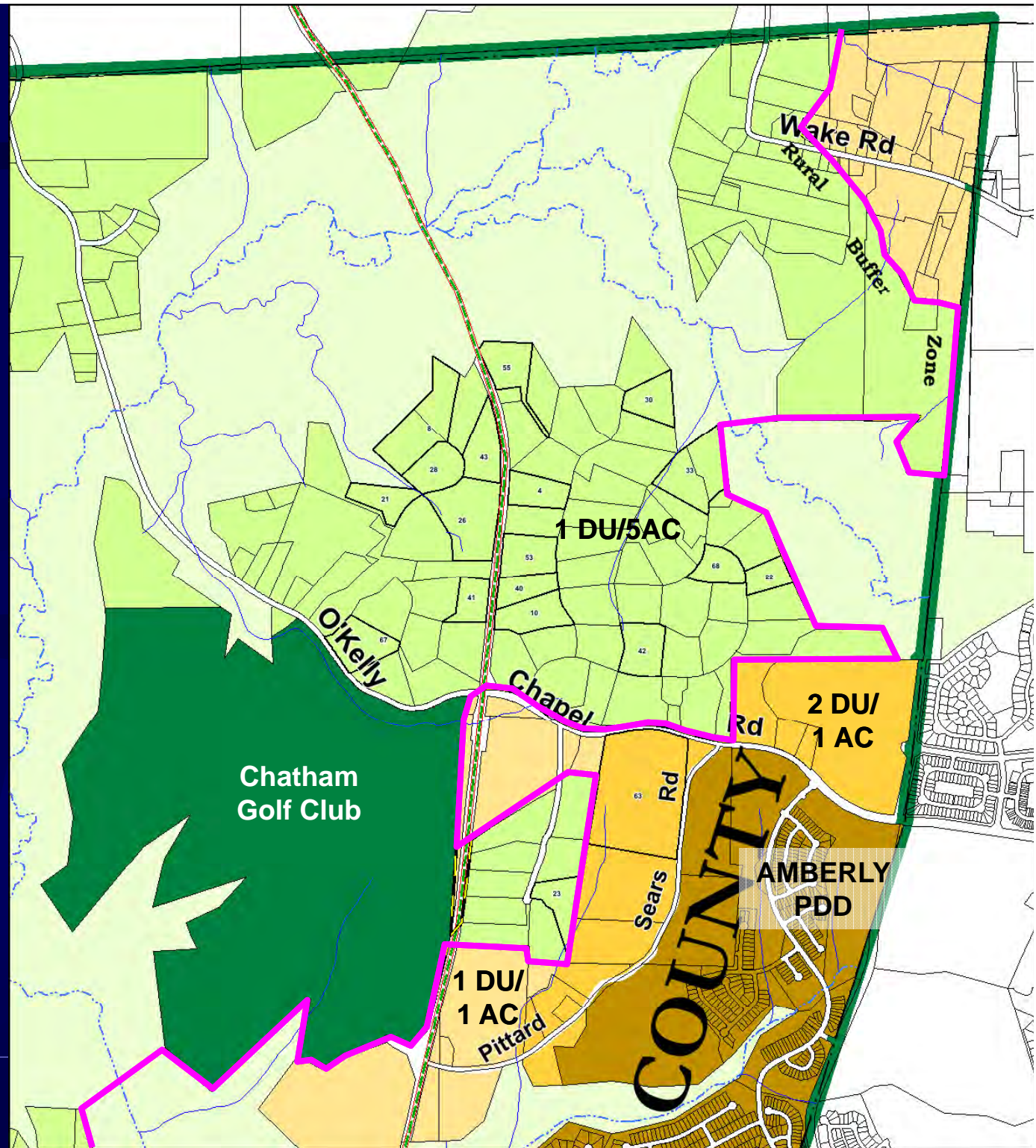
(Comments also submitted by the HOA for the entire subdivision)



Hills of Rosemont

Current Draft Plan:

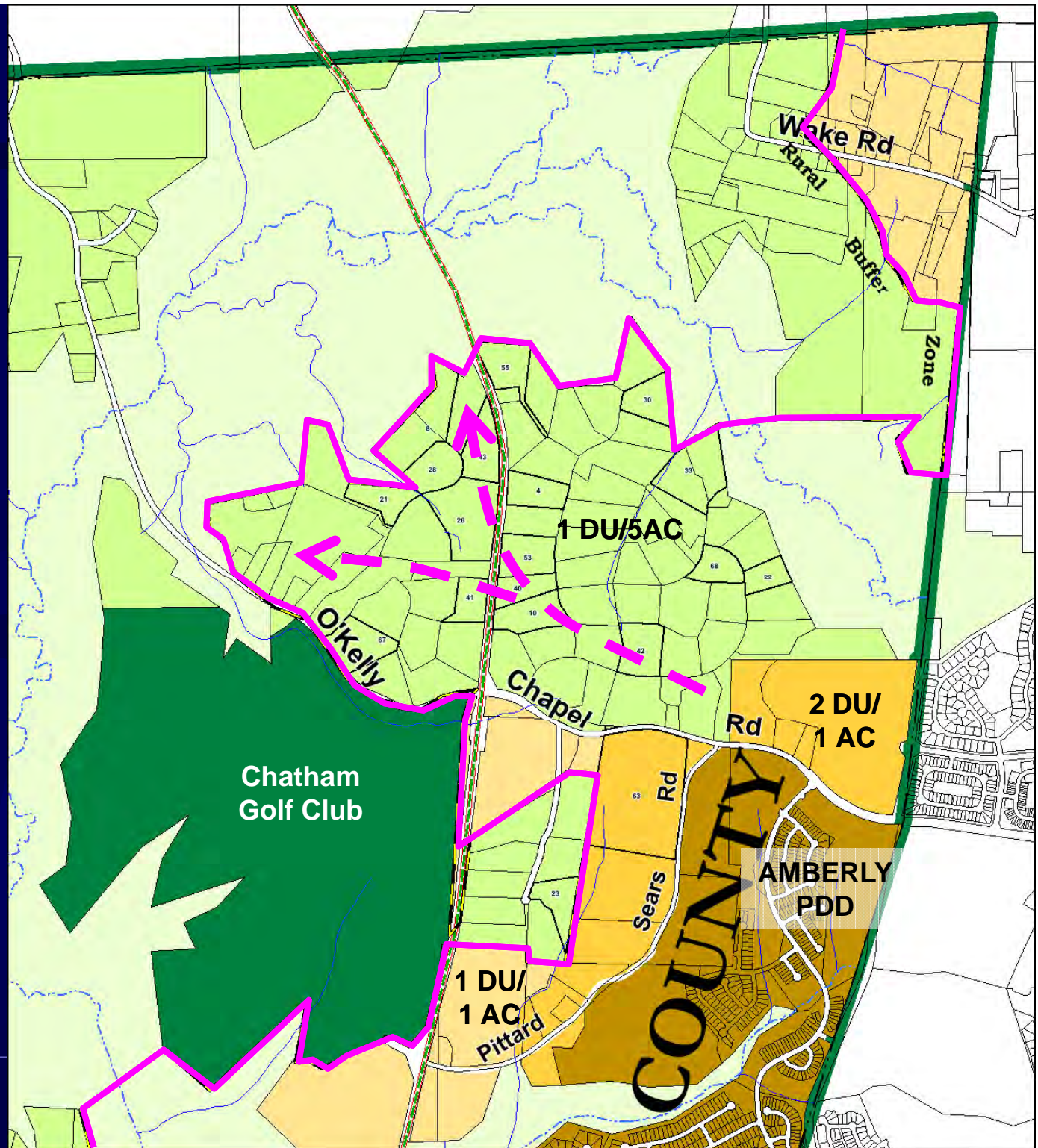
Rural Buffer Excludes Rosemont



Hills of Rosemont

Possible
Revision A:

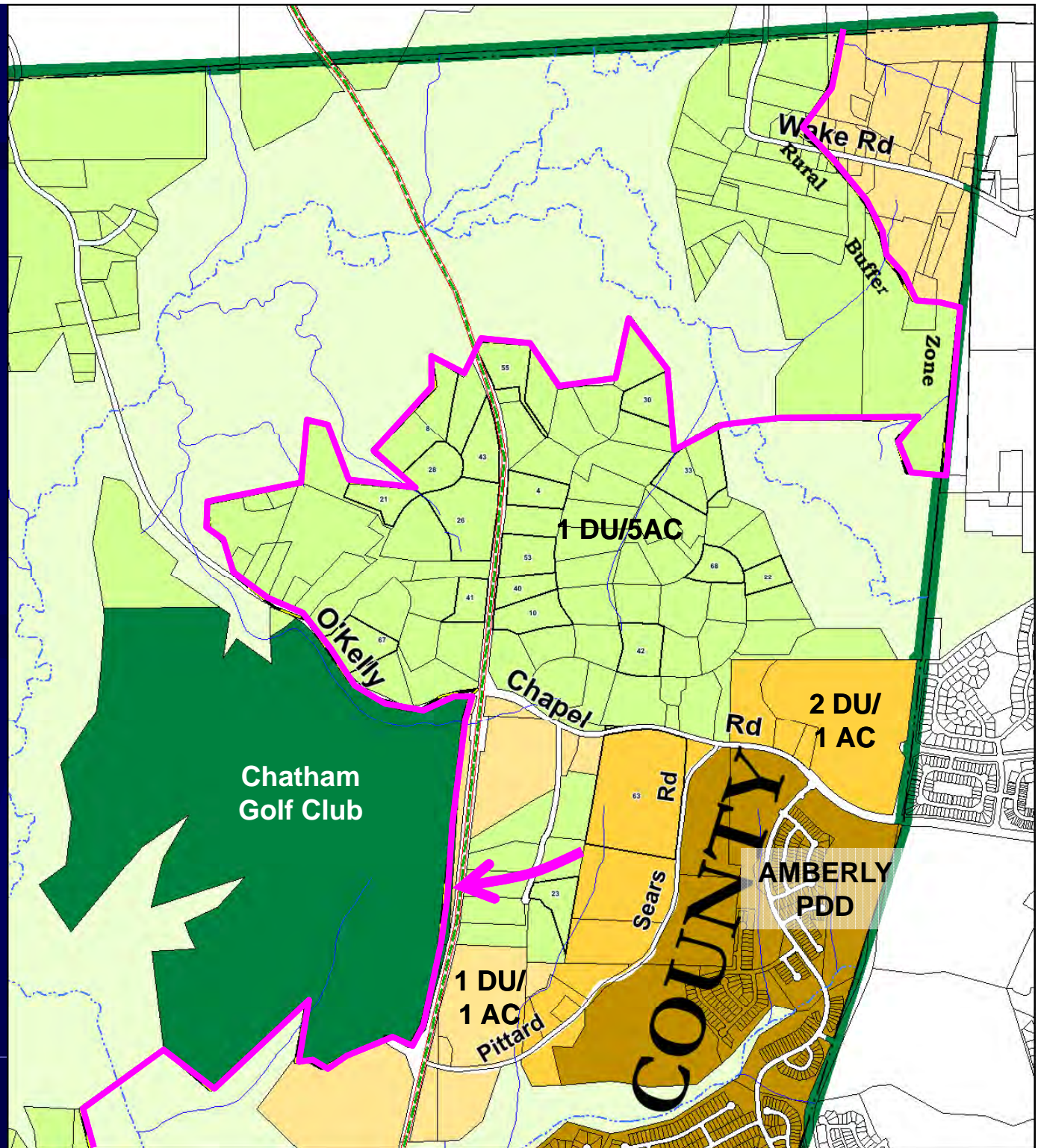
Extend Rural
Buffer to Include
Rosemont



Hills of Rosemont

Possible Revision B:

Also Extend Rural Buffer to Also Include all of Chatham Glen Drive/Subdiv.



Draft Table of Contents For the Joint Plan

Table of Contents

- **Chapter 1: Executive Summary**
- **Chapter 2: Introduction and Plan Vision**
- **Chapter 3: Land Use**
- **Chapter 4: Public Utilities**
- **Chapter 5: Transportation**
- **Chapter 6: Schools**
- **Chapter 7: Parks and Greenways**
- **Chapter 8: Open Space & Natural Resources**
- **Chapter 9: Design Principles**
- **Chapter 10: Implementation Tasks**