

BRIAR CHAPEL COMPACT COMMUNITY

CCO AMENDMENT REQUEST

MAY 15, 2017

BACKGROUND: ADOPTION AND PRIOR AMENDMENTS

- ▶ The CCO was adopted in March of 2004.
- ▶ When it was first adopted in 2004, it was difficult to imagine all of the particulars leading to the amazing development and economic engine that Briar Chapel has become.
- ▶ The CCO has required some tweaking along the way to accommodate issues that inevitably arise over a decade of development.
- ▶ It has been amended five (5) times: four times at the initiative of the Board of Commissioners and one time by Newland in connection with providing utilities to adjacent properties.
- ▶ In 2016, NNP Briar Chapel, LLP (“NNP”) previously filed a request to remove the cap. NNP withdrew that request, continued its research and now submits this request tied directly to Briar Chapel’s development trajectory

CURRENT CCO DEVELOPMENT CONERSTONES

- ▶ 1. Maximum density allowed: 2 residential units per acre.
- ▶ 2. Minimum open space required: 30% of project area.
- ▶ 3. Maximum allowed impervious surface: 24% of project area.
- ▶ 4. All compact communities require a conditional use permit.
- ▶ 5. Maximum number of residential units allowed: 2,500.

SUMMARY OF REQUEST

- ▶ Compact Communities Ordinance (“CCO”) currently caps the allowed number of residential units in a compact community at 2,500.
- ▶ NNP now seeks to amend the 2,500 unit cap in favor of a 2,650 unit cap.

IMPACT OF REQUESTED AMENDMENT: ORDERLY GROWTH WHERE INTENDED

- ▶ Revision of the 2,500 unit cap encourages the benefits of concentrated density but retains the protections originally adopted.
- ▶ Maximum Density requirement: Unchanged.
- ▶ Minimum Open Space requirement: Unchanged.
- ▶ Maximum developed area: Unchanged.
- ▶ Board approval of changes/additions to compact community: Still Required

CONCENTRATING DENSITY WHERE INFRASTRUCTURE ALREADY EXISTS

- ▶ Briar Chapel currently is entitled to have 2,500 residential units.
- ▶ At present approximately 1,680 of the lots have been platted and approximately 1,200 of those lots have constructed and occupied homes.
- ▶ NNP has the opportunity to create 150 additional multifamily units in the commercial areas of Briar Chapel.
- ▶ Concentrate those units in the area where the water, sewer, public parks, education centers and roadway infrastructure is already available.
- ▶ Create a mixed use environment: NNP has been in contact with developers interested in seeing additional concentration of multifamily density located within the commercial areas of Briar Chapel. The multifamily uses would complement the commercial uses and create a mixed use, walkable community aspect.
- ▶ NNP is simultaneously seeking approval of a CUP amendment that would increase the number of approved Briar Chapel residential units from 2,500 to 2,650.

UNINTENDED IMPACT OF CAP: SPRAWL

- ▶ CCO creates the highest residential density in the Chatham County zoning jurisdiction.
- ▶ Intended to direct density to this area for purposes of generating commercial offerings not just for the compact community but for the surrounding area.
- ▶ A compact community also has a unique opportunity to create multifamily options for the County. The standard density maximum in Chatham is 1 unit per acre. Thus a 350 unit multifamily application requires 350 acres which is untenable – unless it is integrated into a compact community or a planned unit development.
- ▶ The alternative is more sprawl . . .

IMPACT OF REQUEST

- ▶ This is a text amendment so it would apply to any compact community, not just to Briar Chapel. But compact communities are only allowed in a limited area of the County:



CCO Briar Chapel Map Overview.pdf

- ▶ This request will follow the typical text amendment process and will move in parallel with NNP's simultaneous CUP amendment request. After this public hearing, the matter will be referred to the Planning Board which will make a recommendation to this Board.
- ▶ We look forward to the review and respectfully ask that the Board approve the requested amendment.