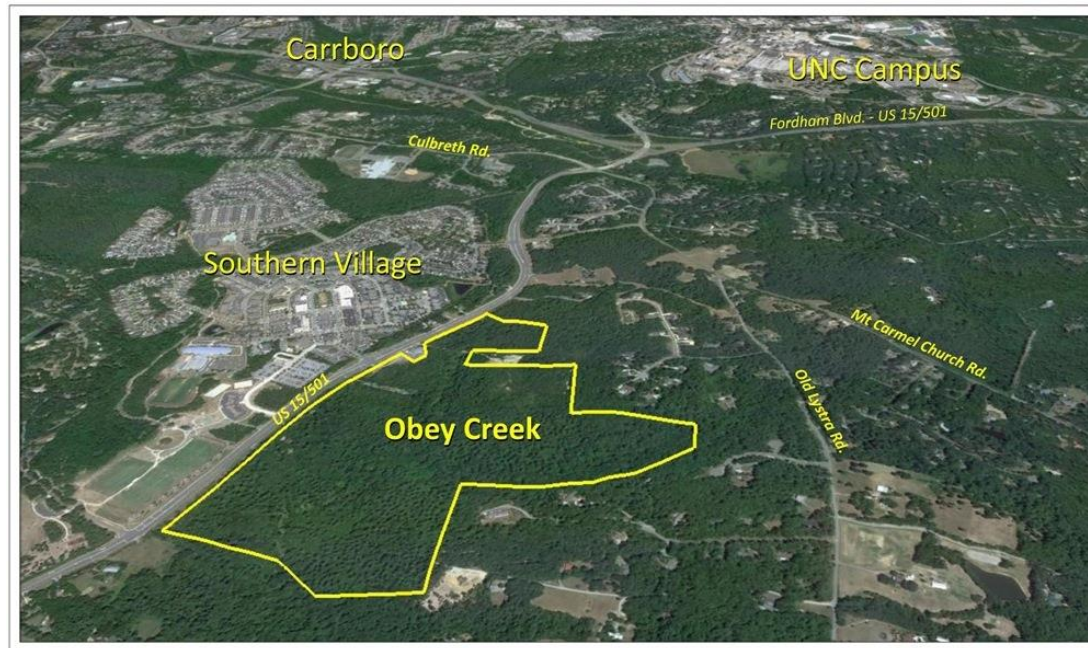




Council Special Meeting

Obey Creek Development Agreement Process



March 12, 2015

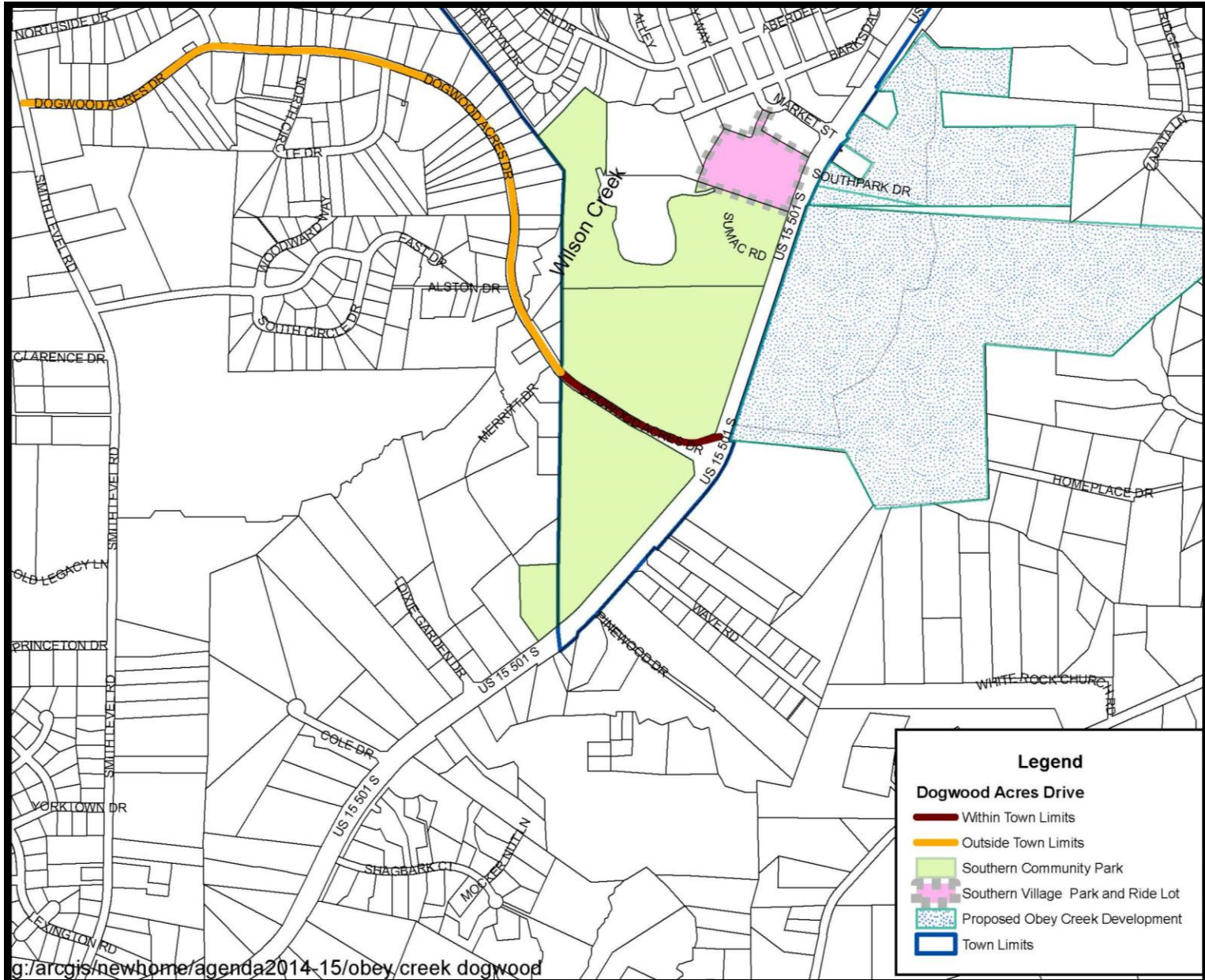
Agenda for the Special Meeting

1.	Welcome
2.	Public Comment (Approximately 10 minutes)
3.	Meeting Topics
	a. Response to Dogwood Acres Drive Petition – Town staff
	b. Applying Crime Prevention Through Environmental Design – Town staff
	c. Recommendation from Sub-Committee on Affordable Housing
	d. Update from Sub-Committee on Transportation
	e. What is being considered? – Town staff
	f. Draft Development Agreement Language – Town staff
	g. Draft Design Guidelines – East West Partners
	h. Next Steps – Town staff
4.	Public Comment (Approximately 10 minutes)

Response to Dogwood Acres Drive Petition

David Bonk, Long Range and Transportation Manager

Dogwood Acres Drive



Applying Crime Prevention Through Environmental Design

Prepared by: Chief Chris Blue, Police Chief

*Presented by: Mary Jane Nirdlinger,
Planning and Sustainability*

Crime Prevention Through Environmental Design Principles – Recommendations



Bicycle and Pedestrian Infrastructure

- Dedicated bike lanes
- Connections to existing bike infrastructure
- Pedestrian and bicycle bridge

Crime Prevention Through Environmental Design

Principles – Recommendations



Landscaping and Plantings

- Maximize sight lines
- Plants trees that are easily pruned from the bottom

Crime Prevention Through Environmental Design

Principles – Recommendations



Integrated Traffic Calming Design

- Use throughout the development
- Maintain the slip road concept

Crime Prevention Through Environmental Design Principles – Recommendations



Lighting

- Adequate lighting throughout
- Appropriate placement

Recommendations from the Council Sub-Committee on Affordable Housing

Update from the Council Sub-Committee on Transportation

What is being considered?

Mary Jane Nirdlinger, Planning and Sustainability

What is being considered at the Obey Creek site?

1
Text
amendment

2
Rezoning

3
Development
agreement

4
Land
exchange

5
Annexation

1

Text amendment

The proposed text amendment would create a new zoning district called Development Agreement-1.



Next Steps:

- March 17: Planning Commission for review
- April 13 and May 18: Public Hearings
- June 8: Council Business Meeting

2

Rezoning

The proposed zoning atlas amendment would rezone a portion of the Obey Creek property from Residential Low Density-1 to the proposed Development Agreement-1 zoning district.









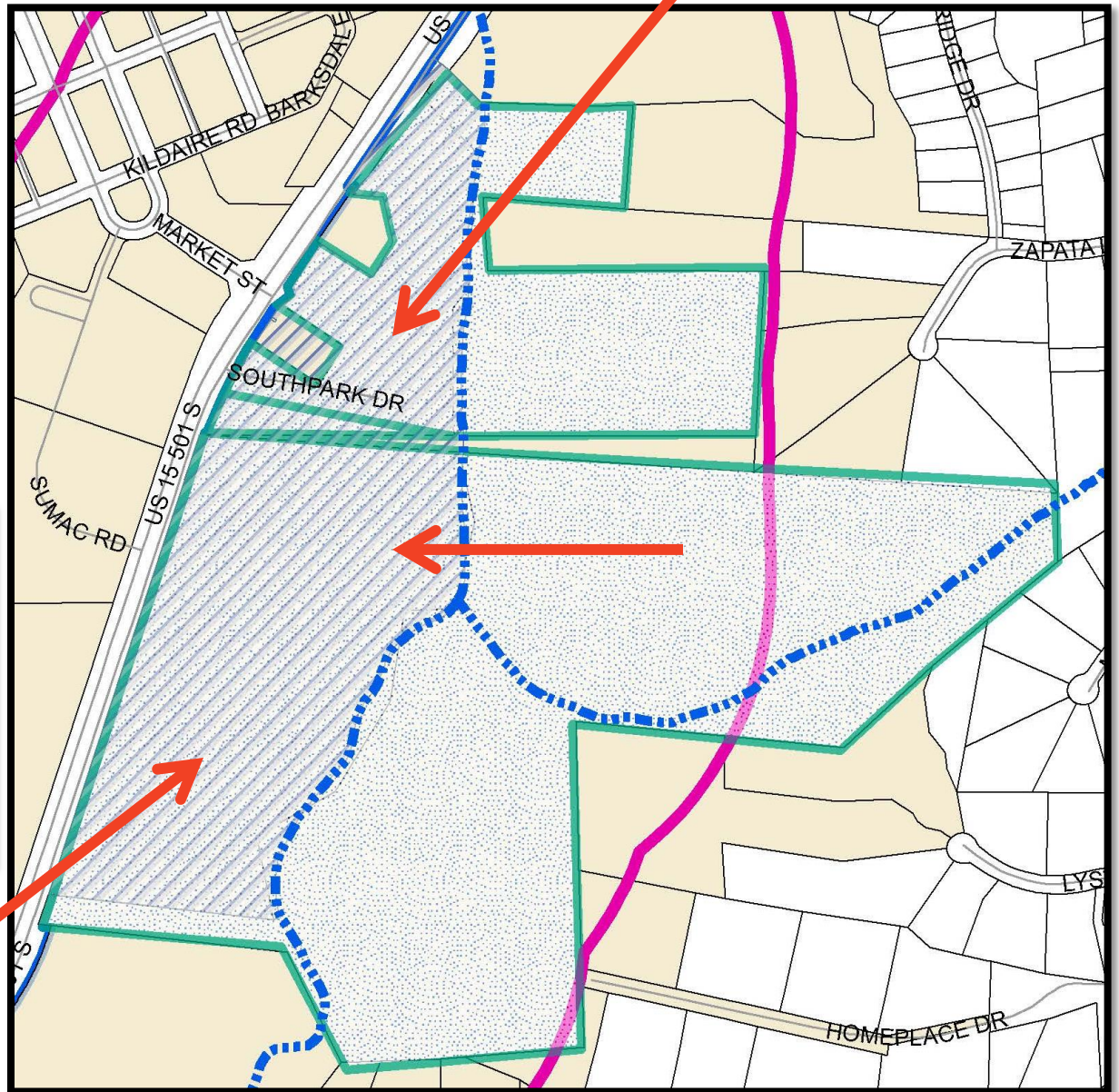
Next Steps:

- March 17: Planning Commission for review
- April 13 and May 18: Public Hearings
- June 8: Council Business Meeting

Rezoning

Legend

-  Streams
-  Proposed Obey Site to Rezone
-  Rezone 1000' Buffer
-  Proposed Obey Creek Development
-  Lots to be Notified
-  Town Limits



3

Development agreement

The draft Obey Creek development agreement outlines regulations for future development on the Obey Creek site.



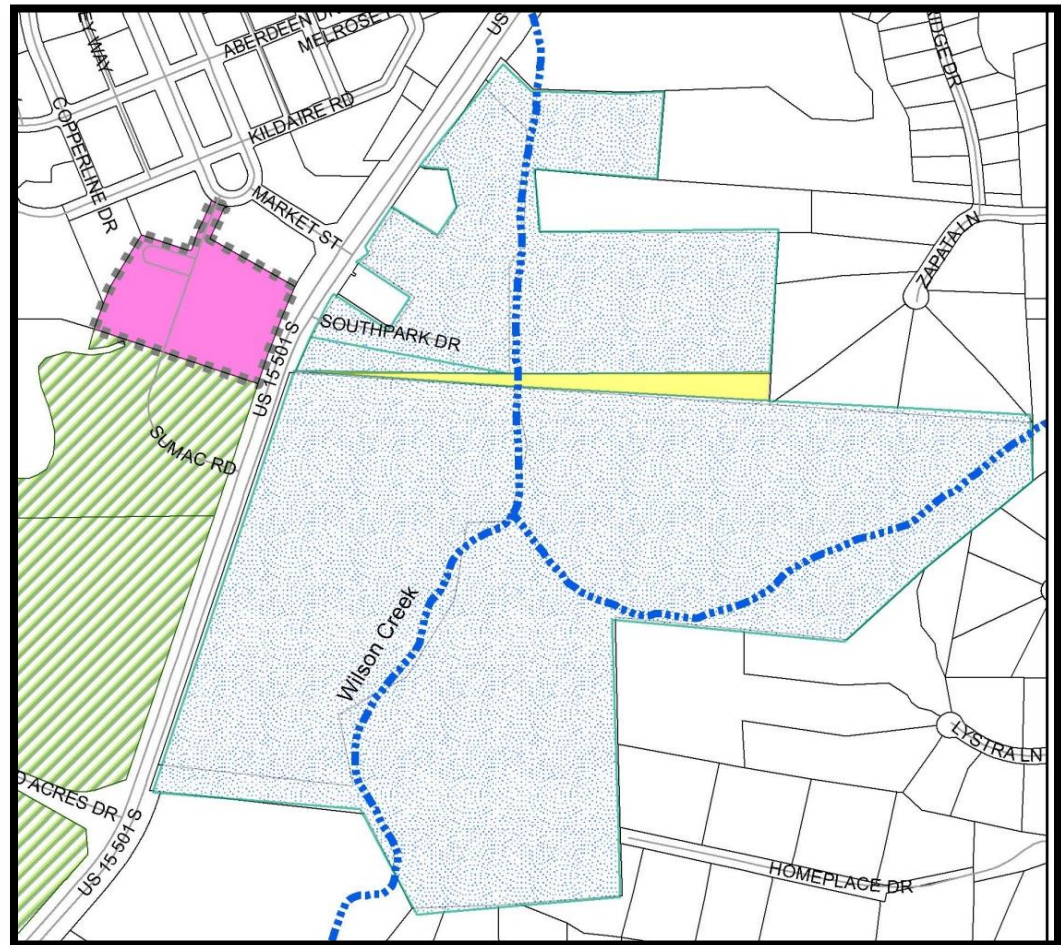
Next Steps:

- April 13 and May 18: Public Hearings
- June 8: Council Business Meeting

3

Development agreement

The Obey Creek development agreement will regulate the Obey Creek site.



4

Land exchange

The Council and the applicant may negotiate an exchange of land owned by Town.



Next Steps:

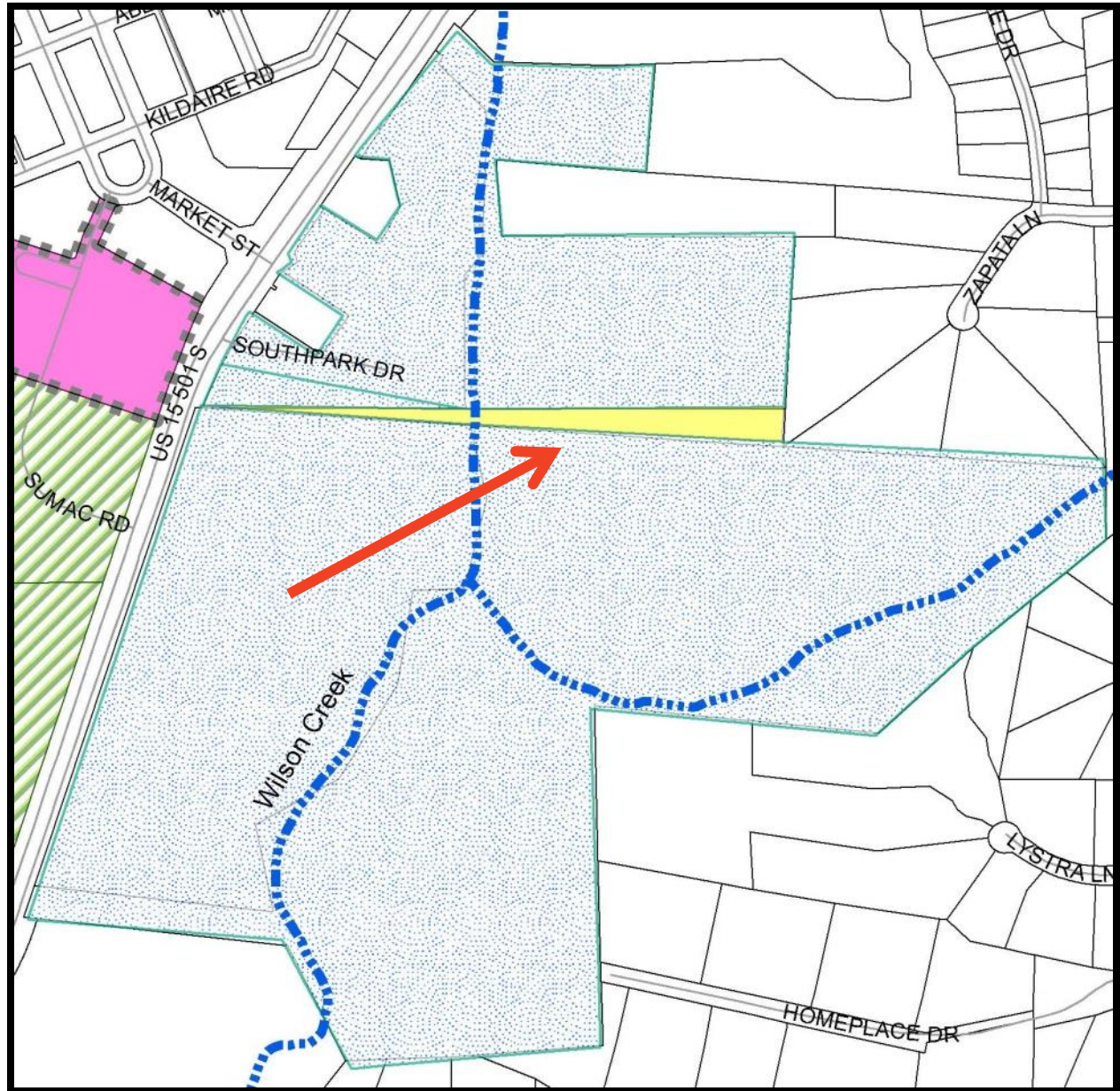
- April or May: Authorize notice of proposed exchange
- June: Council Business Meeting: Action to authorize exchange

4

Land exchange

Legend

-  Streams
-  Town Owned Property
-  Southern Community Park
-  Southern Village Park and Ride Lot
-  Proposed Obey Creek Development



5

Annexation

Currently, the Obey Creek site is not within the Town limits. The applicant is requesting a voluntary annexation.



Next Steps:

- Annexation language will be a section in Article 5 of the development agreement
- Property owner applies for voluntary annexation

Draft Development Agreement Language

Mary Jane Nirdlinger, Planning and Sustainability

What is in the development agreement?

Grey – Reviewed 2/12 - **Orange – New information**

Article 1	Statutory Framework	Overview of the legal framework and authorizations by the NC General Statutes for development agreements
Article 2	Definitions	Contains definitions that are pertinent to this development agreement
Article 3	Recitals	Contains background information about the Obey Creek process
Article 4	Terms	Contains the legal terms pertinent to the development agreement
Article 5	Specific Standards and Mitigation Measures	Contains the specific standards to which the Obey Creek development will be developed
	Exhibits	Additional materials incorporated by reference

What is in the development agreement?

Grey – Reviewed 2/12 - Orange – New information

Section	Article 5 Topics
5.1	Scale of Development and Uses Permitted
5.2	Affordable Housing
5.3	Stormwater Management
5.4	Transportation: Transit, Parking, Streets, Sidewalks, and Bikeways
5.5	Fiscal Impacts
5.6	Design Standards and Public Art
5.7	Public Schools

What is in the development agreement?

Grey – Reviewed 2/12 - **Orange – New information**

Section	Article 5 Topics
5.8	Open Space, Parks, and Trails
5.9	Recreation Areas
5.10	Sidepaths and Greenways
5.11	Wilson Creek preserve
5.12	Historic and Cultural Features
5.13	Solid Waste Management
5.14	Stream Buffers
5.15	Landscaping Standards

What is in the development agreement?

Grey – Reviewed 2/12 - Orange – New information

Section	Article 5 Topics
5.16	Sediment and Erosion Control
5.17	Neighboring Lands, Compatibility, and Buffers
5.18	Noise
5.19	Lighting
5.20	Engineering Standard Requirements
5.21	Annexation
5.22	Fire Code Requirements
5.23	Annual Report

Exhibits – Thus Far

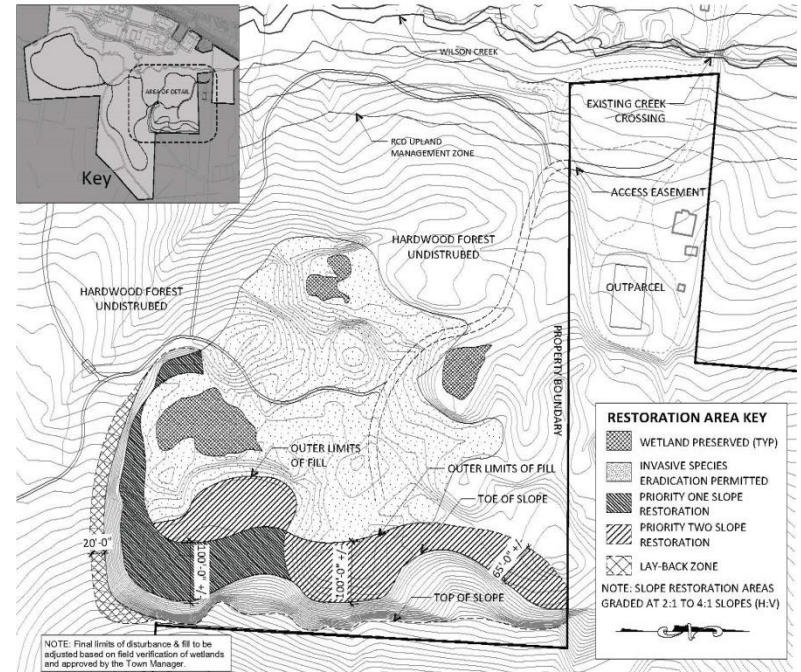
1

Design Guidelines



2

Restoration Area Map



**Additional exhibits
will be added.**

Draft Design Guidelines

East West Partners Team

Next Steps

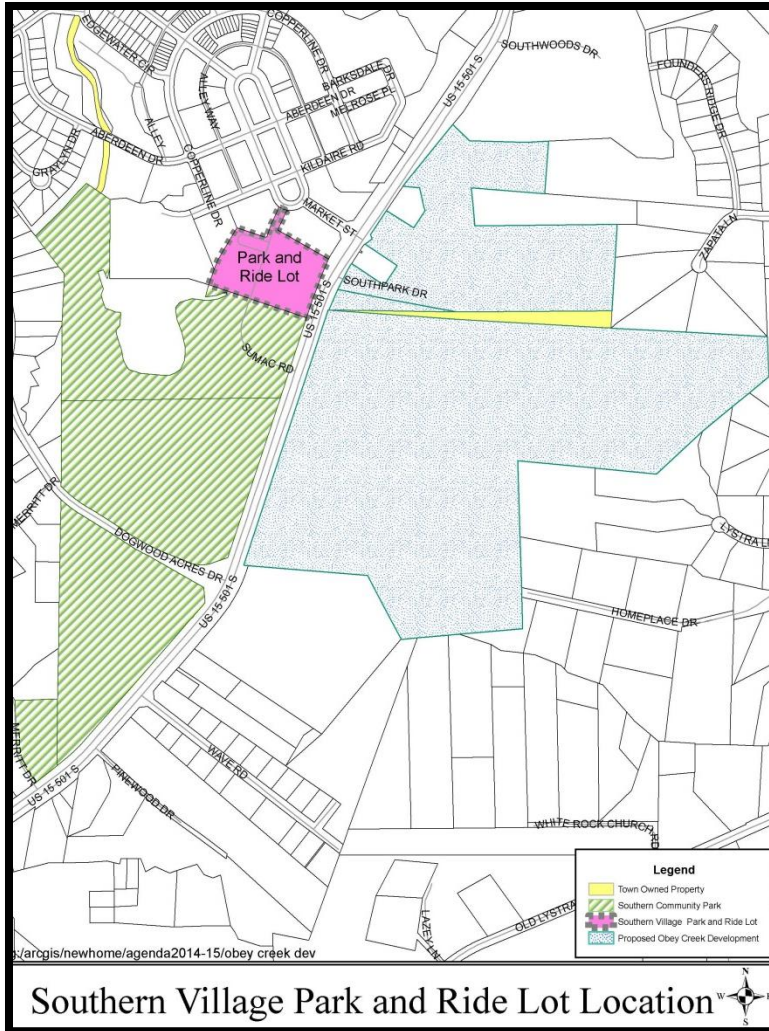
Mary Jane Nirdlinger, Planning and Sustainability

Upcoming Meetings

Date	Meetings	Notes
March 16	Council Meeting	Opportunity for public comment
March 17	Planning Commission Meeting	Reviewing draft text amendment, zoning atlas amendment, and development agreement
March 23	Council Sub-Committee on Transportation	Focus: Transportation
March 25	Obey Creek Special Meeting	Negotiation session – Facilitated by Dover team
April 13	Public Hearing	Receive comment
May 18	Continue Public Hearing	Receive comment
June 8	Council Business Meeting	Possible enactment

Upcoming Meetings

Southern Village Park and Ride Lot



Tomorrow – Friday, March 13th

11:45am-1:00pm Community Meeting

1:30-2:45pm Council Meeting

**Room 4, 105 Market Street,
in Southern Village**

Next to Christ United Methodist
Church, immediately behind
the Bank of North Carolina

Southern Village Park and Ride Lot Location

