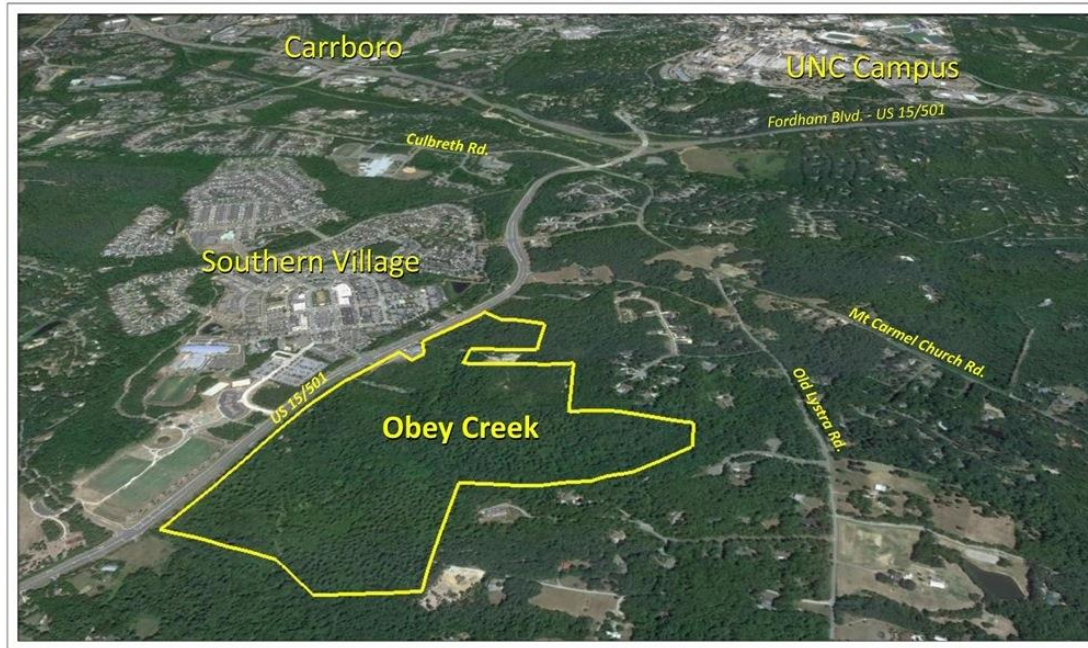




Obey Creek Items

Planning Commission Meeting



March 17, 2015

Tonight, the Planning Commission is considering:

1

**Text
amendment**

2

Rezoning

3

**Development
agreement**

1

Text
amendment

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



Provide a **recommendation**.

2

Rezoning

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









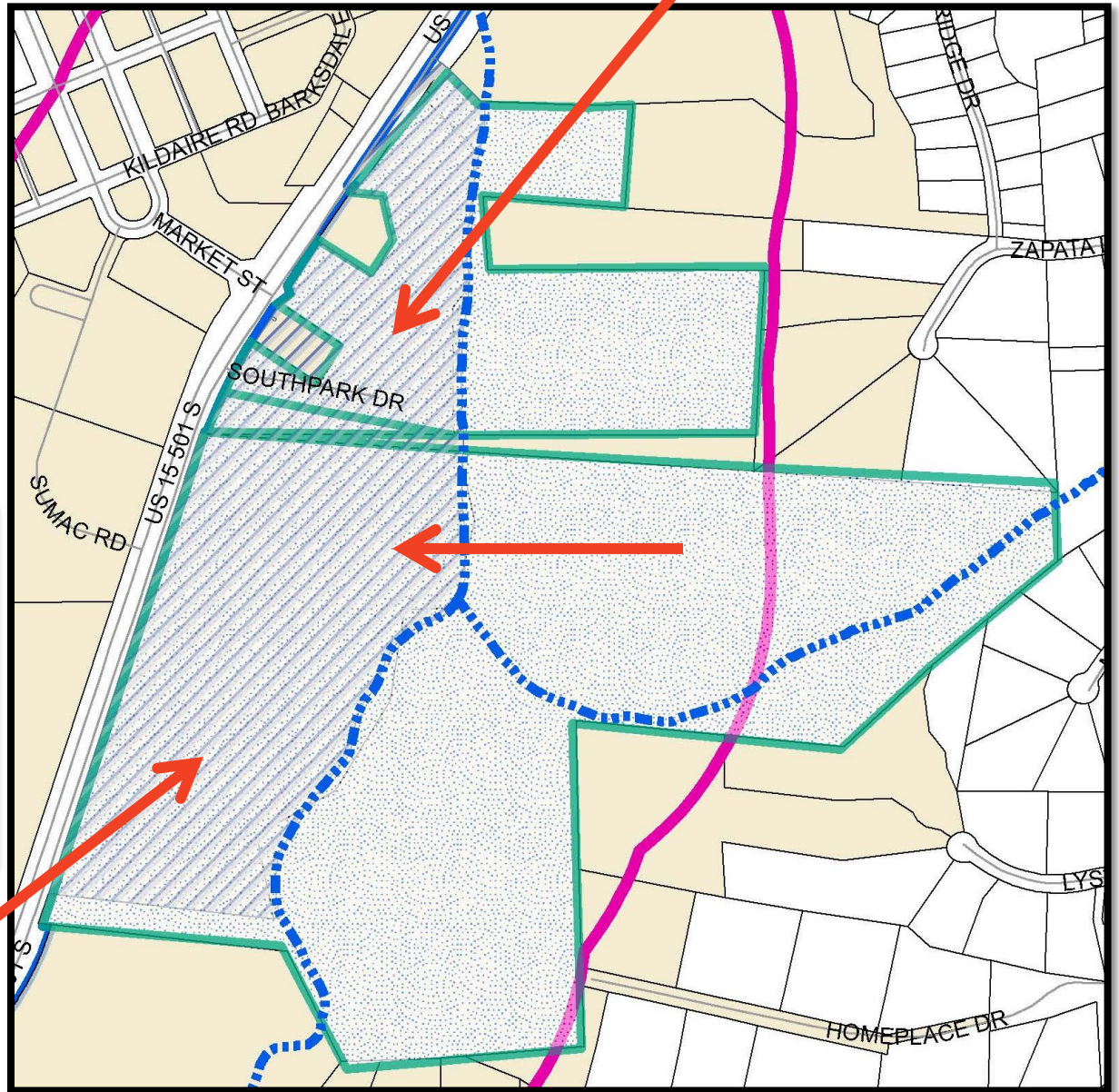
Provide a **recommendation**.

2

Rezoning

Legend

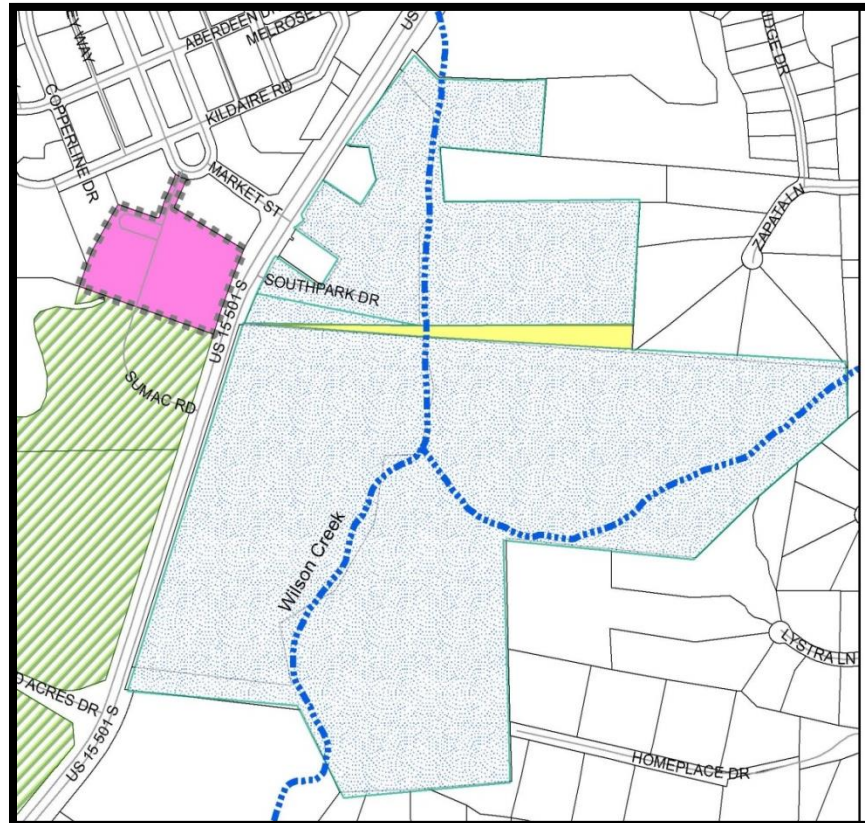
-  Streams
-  Proposed Obey Site to Rezone
-  Rezone 1000' Buffer
-  Proposed Obey Creek Development
-  Lots to be Notified
-  Town Limits



3

Development agreement

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



3

Development agreement

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



Provide **feedback**.

What is in the development agreement?

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?

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?

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?

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

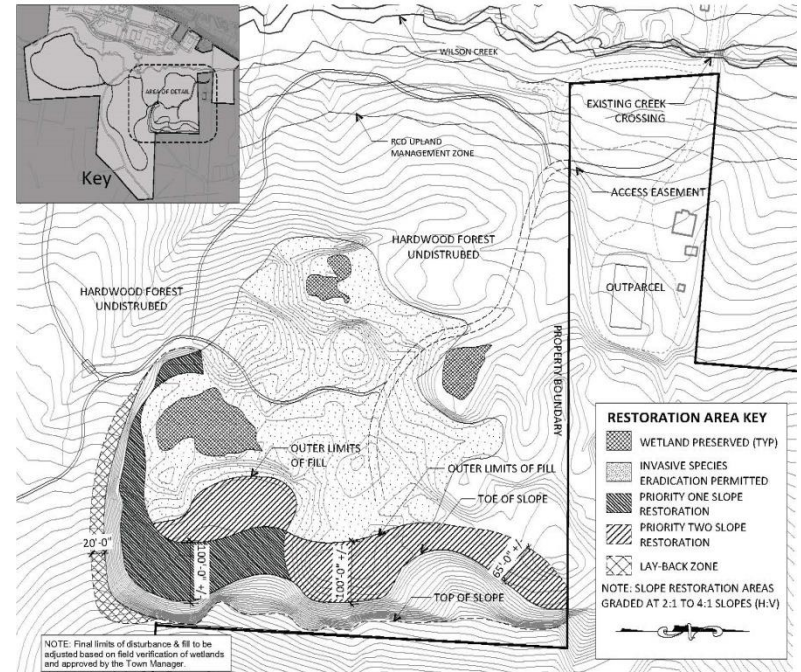
1

Design Guidelines

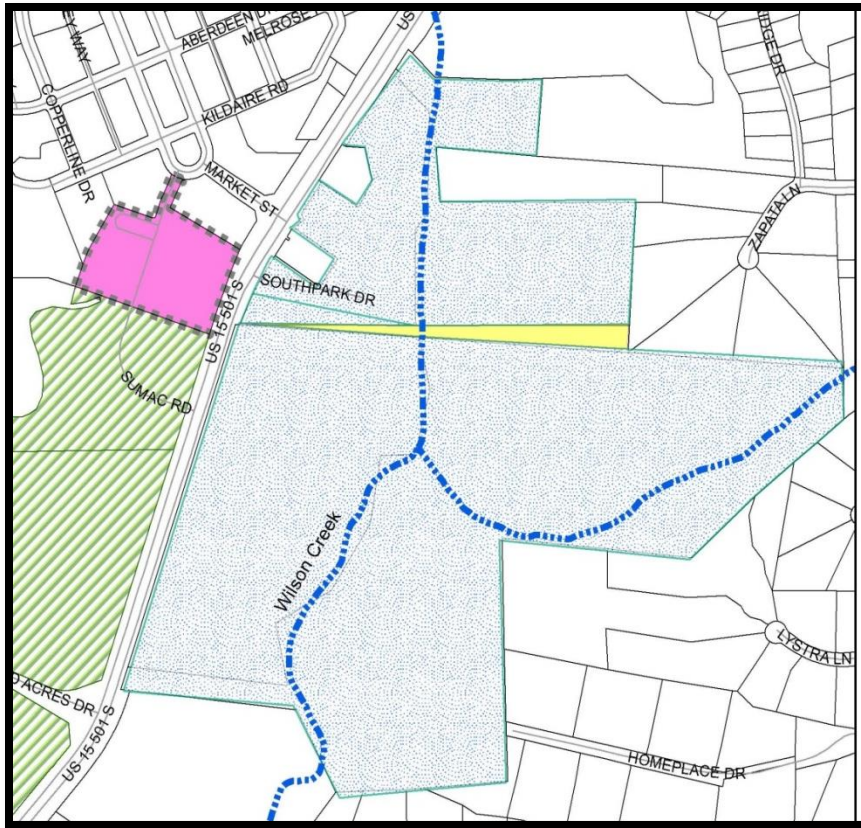


2

Restoration Area Map

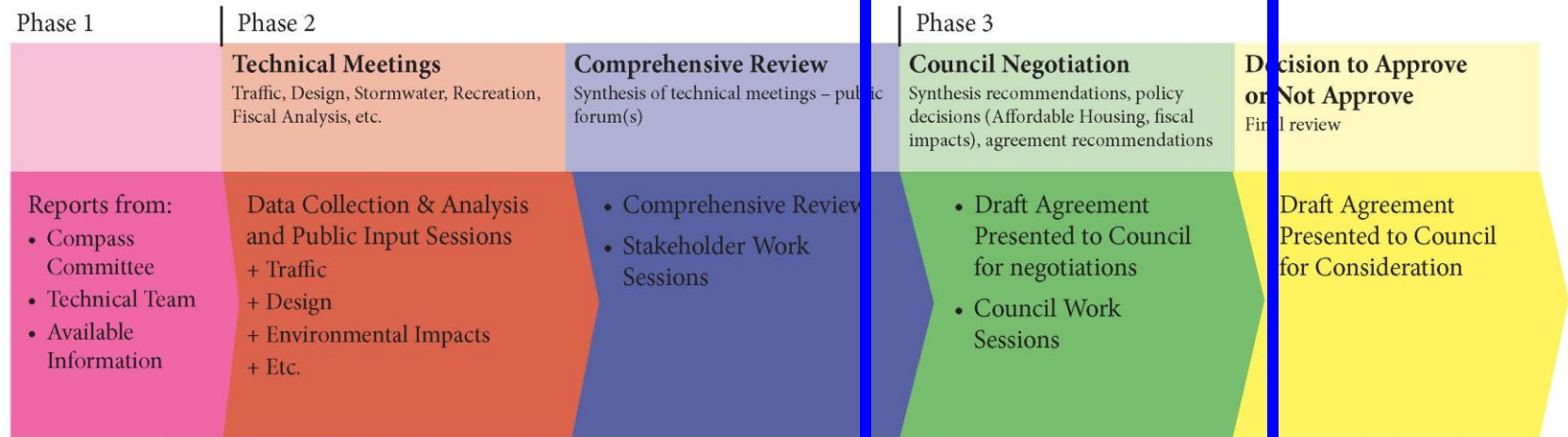


Additional exhibits will be added.



Next Steps

Development Agreement Process for Obey Creek



* Council votes whether to begin each phase

Roles

Technical Team	• Moderate meetings; synthesize outcomes; draft points	• Moderate review; synthesize outcomes	• Produce draft and supporting information	
Community	• Attend meetings; provide reactions	• Attend review; provide reactions to overall project proposal	• Review draft agreement and provide input	
Staff	• Support Technical Team with logistics, sharing information; collecting public input	• Support Technical Team during comprehensive review with logistics, sharing information and collecting input	• Support Council with information and logistics	
Council	• Receive public comment and Technical Team recommendations	• Receive public comment and Technical Team recommendations after comprehensive review	• Participate in negotiation session(s) with applicant	• Make final decision on Development Agreement
Applicant	• Present available information for public reaction	• Participate in work sessions to arrive at agreement	• Negotiate with Council	
Advisory Boards	• Participate in technical meetings and in advisory board review of synthesis	• Participate in technical meetings and in advisory board review of synthesis		

Upcoming Meetings

Date	Meetings	Notes
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