

**Edits to the Obey Creek Development Agreement
Approved by Council during the June 15, 2015 Public Hearing**

Prepared by: Office of Planning and Sustainability, Town of Chapel Hill

Last revised: June 16, 2015

Number (for Reference)	Section	Edit
1	Cover page	<i>Added “July 1, 2015” after “Effective Date:”</i>
2	Section 2.10	<i>Updated the “Effective Date” definition to include the date “July 1, 2015”: “The word “Effective Date” shall mean the effective date of this Agreement, which is July 1, 2015.”</i>
3	Sections 3.17, 3.19, 3.20, 3.21, 3.22, and 3.32	<i>Updated the “Recitals” (background information) to include language about public hearings and approvals – See highlighted sections in the Development Agreement.</i>
4	Section 4.4	<i>Updated the following language to include the June 15, 2015 approval date: “Zoning of the Property. The Developed Property west of Wilson Creek was zoned Development Agreement-1 (DA-1) on June 15, 2015, by the Town Council.”</i>
5	Section 5.4: Transportation	<i>Addition to Section 5.4(a)(1) – Kept the first sentence; replaced the second sentence with: “All improvements on US Highway 15-501 shall be designed according to the Urban/Suburban Boulevard guidelines in the July 2012 NCDOT Complete Streets Planning and Design Guidelines, subject to NCDOT approval.” Continued with rest of the section.</i>
6	Section 5.4: Transportation	<i>Addition as item (c)(5): “Three times, at three year intervals, beginning three years after the opening of the first fully signalized intersection on US Highway 15-501 for the Developed Property, the Developer Owner or Representative shall conduct traffic counts at each of the Developed Property’s driveways to establish Average Daily Traffic Volumes for weekdays and weekends (24/7). These counts will be provided to the Town for information.”</i>
7	Section 5.8: Open Space and Parks	<i>Addition to Section 5.8(c)(5): “The Parks, Greenways, and Recreation Commission shall be consulted on the design of the water feature at Highland Park.”</i>
8	Section 5.22: Specific Site Development Standards	<i>Addition to Section 5.22(e)(4)(ii): “The Developer Owner or Representative shall report on parking in each Development Agreement Compliance Permit and in the Annual Report to provide information to Town staff. Shared parking is encouraged across the Developed Property.”</i>
9	Section 5.26: Annual Report	<i>Addition to chart as new #19: “Provide an update on the total number of parking”</i>
10	Exhibit I: Development	<i>Add to Part M: Auto/Bicycle Parking: “Total number of parking spaces: _____”</i>

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	Agreement Compliance Permit	
11	Exhibit J: Design Guidelines	<p><i>Made the following edits/revisions:</i></p> <ul style="list-style-type: none"> - Replace pages in the existing Design Guidelines with the revised pages. - Page 2: Edit – Change “it’s final report” to “its final report” - Page 30: Add “or roof” - “Mechanical Screens: Any rooftop mechanical equipment above 4’ must be screened. The maximum height of any mechanical screen or pitched roof shall not exceed...” - Page 32: #2 – add “...above the roof and it must be set back a minimum of 5’ from the roof edge.” - Page 82: Edit – Change “will compliment the architecture” to “will complement the architecture” - On page 98: Add “Whenever public art is proposed, the Developer Owner or Representative shall consult with the Public Arts Commission on the design and placement of the public art.”