



R16-0004

Catherine T. Neale and Rebecca T. Acors  
(Thorburn Estates Proffer Amendment)  
Chancellor District

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Board of Supervisors Public Hearing

April 25, 2017

Kimberly Pomatto, Planner II

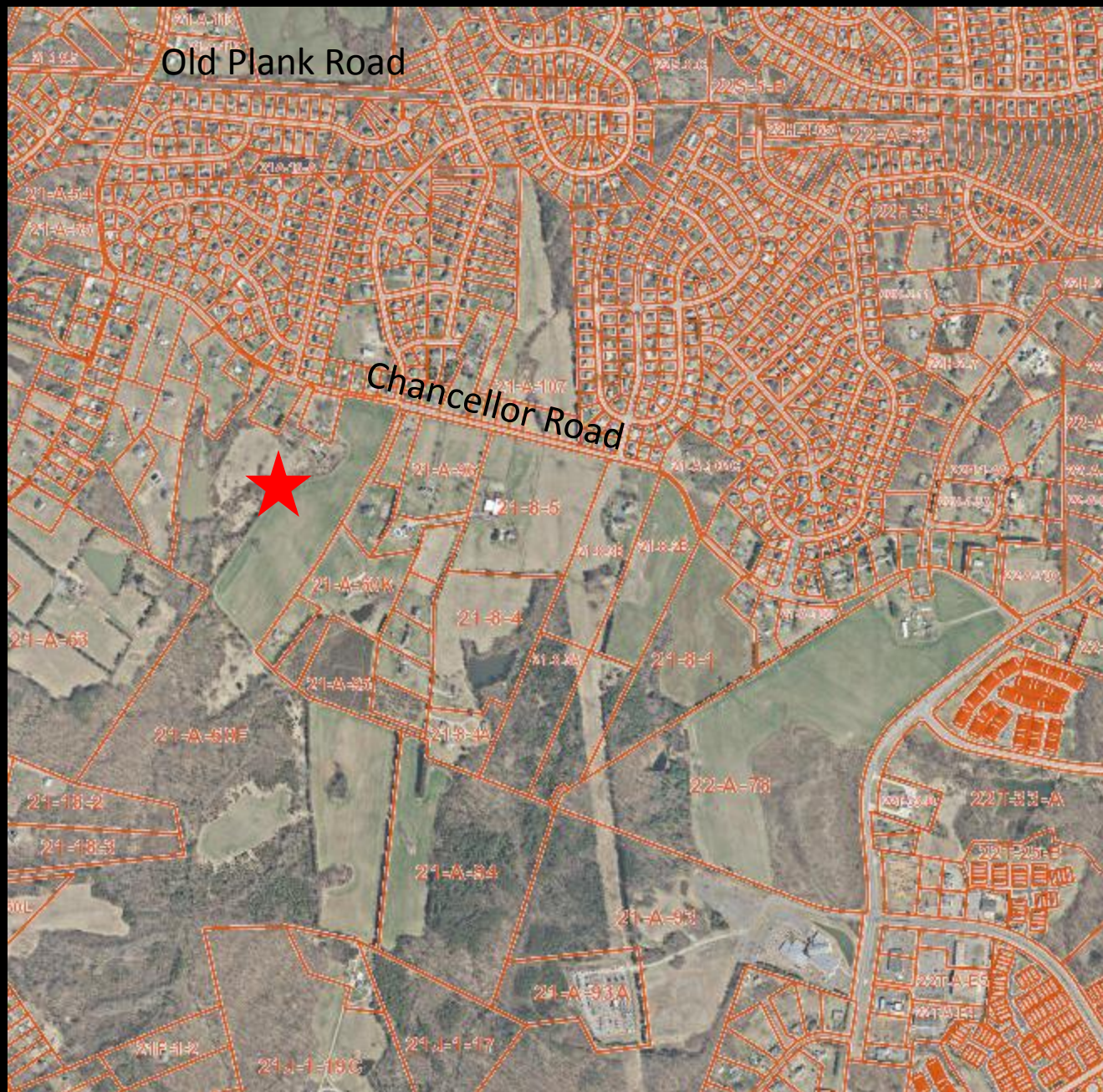
# Request:

- Proffer amendment to approved rezoning R14-0008 which rezoned 171 acres from Rural to Residential 2 to create a 59 lot subdivision with proffers
- The requested amendment commits the applicant to either construct the proffered transportation improvements or pay the total lump sum amount of \$971,664 prior to the 30th occupancy permit, which is the midpoint of the development

# Recommendations:

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- The Planning Commissions recommends approval of the requested amendment
- Staff recommends the Board adopt the resolution of denial as the proposed amendment falls short of the commitments approved with the rezoning







# Key Points:

- The northbound approach on Chancellor Road operates at a Level of Service E. The impact of Thorburn Estates will further reduce the Level of Service to an F
- The community's support of the rezoning hinged on the applicants' commitment to complete the improvements to the Chancellor Road and Old Plank Road intersection prior to the additional Thorburn Estates traffic
- To date, other than preliminary plat approval, the applicant has taken no actions towards complying with the conditions related to the transportation improvements
- The applicants' proposal does not provide an expected timeline for completion of the improvements

# Approved Transportation Proffer:

- The applicant committed to construct off-site road improvements at the Chancellor Road and Old Plank Road intersection or provide a lump sum cash contribution in the maximum amount of \$971,664 within 12 months of preliminary plat approval. No per unit cash proffers were offered.

## Proposed Amendment:

- Extend the deadline to either complete the proffered off-site transportation improvements at the intersection of Chancellor Road and Old Plank Road or provide a cash contribution to the County in the amount of \$971,664.00 to a time no later than the issuance of the 30th occupancy permit

