



R16-0004

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

Board of Supervisors Public Hearing

May 23, 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
- Continued public hearing from April 25th BOS meeting to allow the applicant time to make proffer revisions related to construction timing, the cash payment and trails

Update:

- Proffer revisions since the Board's meeting on April 25, 2017
 - Extends the deadline to complete construction of the intersection improvements to 5 ½ years
 - Cash payment within 2 years of proffer amendment – language includes qualifier language which provides no guarantee of payment if the improvements are not constructed
 - Removal of all trails within the development

Recommendations:

- The Planning Commissions recommends approval of the requested amendment
 - The proffer document reviewed and approved by the Planning Commission is different than what is currently before the Board
- Staff recommends the Board adopt the resolution of denial as the proposed amendment falls short of the commitments approved with the rezoning

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.

