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**CHAPEL HILL PARKS AND RECREATION COMMISSION**  
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**M E M O R A N D U M**

**TO:** Mayor Waldorf and Council

**FROM:** John Covach, <sup>JC (KJ)</sup> Chair, Parks and Recreation Commission

**RE:** 2<sup>nd</sup> Draft of the Development Ordinance

**DATE:** September 27, 2001

At its September 20 meeting the Commission voted unanimously (8-0) to recommend that the Council address several potential problems and issues with the current draft especially concerns that the new ordinance would result in less dedicated recreation area than the current ordinance. Specifically, the Commission has the following comments and recommendations:

- If the Conservation Subdivision idea continues to be included in the ordinance there should be some sort of incentive to encourage developers to use the option.
- The proposed Conservation Subdivision has two recommended levels of open space (Primary and Secondary) There doesn't seem to be any reason in the proposed ordinance for separating them. We recommend that the option have only one type or level of open space.
- The numbers in the Minimum Recreation Area Chart on pages 5.35-5.36 result in very low required areas. We have compared recreation area calculations from the current ordinance to the proposed ordinance and have found that the proposed ordinance would result in recreation area dedications that are up to 66% smaller than the current ordinance. We agree that a reasonable method would be to link recreation area to the number of units approved. However, we recommend that the formula result in more recreation area than the current ordinance, not less.

Voting in favor of the motion: Rohrbacher, Anderson, Broad, Hemminger, Huskamp, Norwood-Jones, Smith, and Tyson.