

BOARD OF ALDERMEN
AGENDA ITEM ABSTRACT

ITEM NO. E(2)

MEETING DATE: TUESDAY, December 11, 2001

TITLE: Worksession: Infill Development

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| DEPARTMENT: PLANNING | PUBLIC HEARING: YES ____ NO <u>X</u> |
| ATTACHMENTS: A. Resolution B. Infill Staff Report C. Board of Aldermen Minutes, March 28, 2000 and August 15, 2000 D. Board of Aldermen Minutes, November 14, 2000 E. Board of Aldermen Minutes, March 27, 2001 F. Map of Vacant and Sparsely Developed Properties | FOR INFORMATION CONTACT: Patricia McGuire—918-7327 |

PURPOSE

The Board of Aldermen has expressed an interest in exploring the benefits and limitations associated with infill development and has reviewed this matter on several occasions since March 2000. Following a review of related information in March 2001, the Board directed the Agenda Planning Committee to schedule a worksession. A resolution that provides an opportunity for the Board of Aldermen to specify its objectives regarding infill development has been prepared.

INFORMATION

The Board of Aldermen received a staff report on LUO provisions related to infill development on March 28, 2000 (*Attachment B*) and decided that a worksession was needed to further evaluate and these issues. The worksession was held on August 15, 2000. Copies of the minutes from the March 28th and August 15th meeting are attached (*Attachment C*). Initial staff comments regarding the possible areas of change/action that should be reviewed further in a joint worksession with members of the Planning Board (PB) and Board of Adjustment (BADJ) were presented on November 14th. Five Planning Board members, Jim Bateson, Stan Babiss, Randee Haven-O'Donnell, Rob Hogan, and Adam Searing and one Board of Adjustment member, Richard Ellington, participated in the worksession. Minutes from the November 14th worksession are attached (*Attachment D*). The Board of Aldermen held a worksession on March 27, 2001 and requested that a discussion of these matters be scheduled at a later date (*Attachment E*). A map of vacant and sparsely developed properties in Carrboro as of June 1999 is attached. (*Attachment F*)

Infill development comes in a variety of forms and has a wide range of potential impacts that are difficult to predict. One new home on a block may be of great concern to nearby residents, while twenty new homes elsewhere may proceed harmoniously. Several themes have carried through the discussions on this topic, including site design, aesthetics and compatibility and housing affordability. These and the ongoing responsibilities for safety have been discussed in the context, typically, of a desire to maintain and/or increase residential density with the Town's urban service areas. A clear direction for moving forward has not yet been specified, although there has also been discussion of modifications to existing provisions, i.e. Minor subdivision requirements, or the application of new strategies, i.e. Performance standards that might yield density bonuses for proximity to transit, or connectivity.

The Town seeks to achieve a balance of existing and future opportunities for change and for the safety and contentment of all residents. Adopted Vision2020 policies 2.11 and 6.1 illustrate the parallel, but sometimes competing, goals related to use and development of residential areas.

Avoidance of Adverse Effects on Public Health and Safety

- 2.11** Infill development should take place in a manner that fulfills the town's goals and enhances neighboring areas. The town should develop policies that mitigate the adverse impact of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility. The town should develop a process to mediate disagreements between developers and residents of existing neighborhoods.

Housing for a Diverse Population

- 6.11** Town policy should accommodate a variety of housing styles, sizes and pricing. It should also address issues of density, funding and rezoning to allow for more non-detached housing, mixed-use development, and communal living options.

As a result of the discussions surrounding recent infill development along Pine Street, staff are proceeding with a series of actions, including text amendments to expand notification requirements, to revise use definitions for rooming houses and duplexes, and to modify size requirements and density provisions for lots that exceed the minimum standards and are that may be eligible for additional development. Staff is also evaluating parking requirements, and alternatives for additional dwelling units. Some of these steps will likely yield information that is of use in the consideration of the particulars of infill development and an expanded analysis of the extent to which these possibilities exist.

ADMINISTRATION'S RECOMMENDATION

That the Board of Aldermen adopts the attached resolution (*Attachment A*) if desired, that specifies its objectives regarding infill development.