

# BOARD OF ALDERMEN

ITEM NO. D (1)

## AGENDA ITEM ABSTRACT

MEETING DATE: March 12, 2002

**TITLE: Review of Affordable Housing Density Bonus Provisions and Request-to-set a Public Hearing: Land Use Ordinance Text Amendment Regarding Density and Setbacks**

<b>DEPARTMENT: Planning</b>	<b>PUBLIC HEARING: NO</b>
<b>ATTACHMENTS:</b> A. Resolution B. Excerpt of Board of Aldermen minutes, December 19, 2001 C. Section 15-182, Carrboro LUO D. Excerpt of Board of Aldermen minutes, January 15, 2001 E. Draft Ordinance – Provisions relating to affordable housing	<b>FOR INFORMATION CONTACT:</b> <b>Patricia McGuire, Planning Administrator -- 918-7327</b> <b>Mike Brough, Town Attorney – 929-3905</b>

### PURPOSE

The Board of Aldermen has requested that staff provide additional information on revisions to the affordable housing density bonus provisions of the Land Use Ordinance. Should the Board of Aldermen wish to proceed with changes to these provisions, it will be necessary to receive public comment, a Planning Board recommendation, and Orange County comments regarding consistency with the Joint Planning Area Land Use Plan. A resolution that sets a public hearing for April 23rd is recommended for the Board's adoption.

### INFORMATION

During a discussion of infill development in December the Board of Aldermen requested that Town Attorney, Mike Brough, draft an ordinance that would make the affordable housing density bonus applicable in all zoning districts (see minutes *Attachment B*). The bonus is currently available only in those districts located within the area covered by the Facilitated Small Area Plan for Carrboro's Northern Study Area. That area includes, R-10, R-15, R-20, R-R zoning districts and is defined in Section 15-182.3. The density provisions of the ordinance are attached (*Attachment C*).

In January, during a discussion of screening and setback requirements, the Board of Aldermen requested a report on options for amending the setback requirements as they apply to developments that include affordable density bonus units (see minutes *Attachment D*). Following from the special exception provision that allows up to a 50 percent reduction in the lot boundary line setback, language that would allow a similar reduction for AHDB projects, and that satisfies the density changes noted above, has been included in a draft ordinance (*Attachment E*).

The proposal to reduce setbacks in conjunction with AHDB projects raises several issues. Following from the recent discussion of the impacts of infill development, a reduction of setback requirements in existing neighborhoods should be viewed very carefully. Projects utilizing the AHDB provision gain additional density and the open space requirement is slightly reduced. An increase in density results in a greater parking requirement. Overall, the intensity of use on a site is increased. At the same time, the Board is considering a proposal that will make the AHDB available in a wider area and in higher-density zoning districts.

The impacts of increased intensity might suggest that such developments should be subject to a greater setback and a model for this can be found where residential zoning district setbacks are applied to non-residential lots that share a boundary line with a residential lot. The AHDB was developed as a means of creating incentives for the

development of affordable housing and is consistent with goals of the town. Given these goals, should the Board wish to consider a reduction in setbacks associated with the density bonus, additional screening requirements could be reviewed.

Should the Board wish to proceed with any changes, it will be necessary to hold a hearing to receive public comment, to provide the Planning Board and Orange County an opportunity to make recommendations or comments.

#### RECOMMENDATION

The Administration recommends that the Board adopt the resolution setting a public hearing for April 23, 2002, and refer the draft ordinance to the Planning Board and Orange County for review.

