

BOARD OF ALDERMEN

ITEM NO. B(2)

AGENDA ITEM ABSTRACT

MEETING DATE: Tuesday, March 4, 2003

TITLE: REQUEST-TO-SET: Land Use Ordinance Amendment to Provide for the Creation of Public Parking Areas from Private Parking Lots

DEPARTMENT: PLANNING	PUBLIC HEARING: YES __ NO <u>X</u>
ATTACHMENTS: A. Resolution B. Draft Ordinance	FOR INFORMATION CONTACT: Patricia McGuire – 918-7327 Mike Brough -- 929-3905

PURPOSE

Staff has determined that revisions to the text of the Land Use Ordinance are in order to provide for the creation of public parking lots from private parking areas. A draft ordinance that facilitates this action has been prepared. A resolution that sets a public hearing for the receipt of public comment on a draft ordinance and refers the draft ordinance to the Planning Board and Orange County is recommended for the Board's adoption.

INFORMATION

Downtown Carrboro: New Vision recommends that the Town seek ways to “convert the patchwork hodge-podge of small parking lots into larger communal parking areas which permit removal of property line barriers and other obstacles.” As was also recommended, the Town established a citizen task force to review parking issues. Town staff are following up on Parking task force recommendations and are working with business and property owners to identify opportunities for formalizing parking areas and thus increasing their capacity.

The Land Use Ordinance does not specifically provide for this action as it currently links parking requirements to particular properties and uses and the consolidation of private parking areas for shared public/private use could, depending on the use and existing parking, create a nonconforming situation. A draft ordinance that would allow for the creation of new public parking areas from existing private parking lots has been prepared (*Attachment B*). It is necessary to send this draft ordinance to the Planning Board and Orange County for review and recommendations. The Board of Aldermen may also wish to send the draft ordinance to the Transportation Advisory Board and Downtown Development Commission.

FISCAL IMPACT

The ordinance change involves normal administrative costs for staff time and advertising. It is likely that the creation of public parking lots from private parking areas will require the expenditure of Town funds, although dedications and contributions would likely also be accepted.

ADMINISTRATION'S RECOMMENDATION

The Administration recommends that the Board of Aldermen adopt the resolution (*Attachment A*) that sets a public hearing date of April 15, 2003 and refers the draft ordinance to the Planning Board and Orange County for review.