

BOARD OF ALDERMEN

ITEM NO. D(1)

AGENDA ITEM ABSTRACT

MEETING DATE: April 15, 2003

TITLE: Public Hearing: Land Use Ordinance Text Amendments to Provide for the Creation of Public Parking Areas from Private Parking Lots

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| DEPARTMENT: PLANNING | PUBLIC HEARING: YES X NO |
| ATTACHMENTS: A. Draft Ordinance B. Advisory Board Recommendations | FOR INFORMATION CONTACT: Patricia McGuire - 918-7327 Mike Brough - 929-3905 |

PURPOSE

A public hearing on a Land Use Ordinance text amendment to provide for the creation of public parking areas from private parking lots must be held before the Board of Aldermen takes any action on the proposed change. The Administration recommends adoption of the draft ordinance.

INFORMATION

Downtown Carrboro: New Vision is the report prepared to capture the concept plan developed in a community charrette in the fall of 2001. The report 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. Town staff have been following up on the charrette recommendations and are working with business and property owners to identify opportunities for formalizing parking areas and thus increasing the availability of downtown parking.

The Land Use Ordinance does not specifically provide for this action as it currently links parking requirements of particular properties and to the uses occurring on any property. The draft ordinance will ensure that when the town works with private property owners to consolidate parking areas in the B-1(c) and B-1(g) zones and make these areas available for public use that such shared use will not create or exacerbate any nonconformities related to parking.

The draft ordinance was presented to the Planning Board, Transportation Advisory Board (TAB), and Downtown Development Commission. Advisory Board recommendations are attached (*Attachment B*). Both the TAB and the Planning Board expressed support for expanding this provision to the B-2 zoning district. This possibility can be examined further in conjunction with the staff analysis of the possible ordinance changes recommended in the parking task force report.

FISCAL IMPACT

Draft ordinance changes related to the creation of public parking areas from private parking lots is prefaced on some Town action related to the consolidation of parking. Where possible, Town staff will seek to achieve additional parking as a trade-off with other benefits that might accrue to involved parties, however, some consolidation will likely necessitate other Town expenditures to provide some facilities.

ADMINISTRATION'S RECOMMENDATION

The administration recommends that the Board of Aldermen adopt the draft ordinance that provides for the creation of public parking areas from private parking lots.

