

BOARD OF ALDERMEN
AGENDA ITEM ABSTRACT

ITEM NO. D(6)

MEETING DATE: June 15, 2004

**TITLE: Follow-up Information: Downtown Commercial/Residential Interface
Rezoning Strategies**

DEPARTMENT: PLANNING	PUBLIC HEARING: YES _ NO <u>X</u>
ATTACHMENTS: A. Resolution B. Excerpt of minutes of March 2, 2004 meeting of the Board of Aldermen C. Draft ordinances establishing B-1(f) and CORE overlay districts D. Planning Board Recommendation	FOR INFORMATION CONTACT: Patricia McGuire – 918-7327

PURPOSE

In early March 2004, the Board of Aldermen directed staff to develop ordinance provisions to establish two new downtown zoning districts. Ordinance provisions have been drafted and are ready, subject to the Board's approval, to be forwarded to a subcommittee for recommendations regarding the delineation of these zones. The Administration recommends that the Board of Aldermen adopt the attached resolution accepting this information.

INFORMATION

Per the Board's discussion on March 2, 2004 (*Attachment B*), draft ordinances that would establish two new zoning districts have been prepared (*Attachment C*). This action can also be seen as a subset of one of the strategic priorities adopted on February 16, 2004, that is, the review of zoning in the CBD (central business district).

Staff met with the Planning Board and the Downtown Development Commission to preliminarily review the draft ordinance provisions establishing the new zones on June 10, 2004. Per the Board's direction on March 3rd, it will be necessary to establish a subcommittee to make recommendations on proposed boundaries for one or both of these new districts. The following committee structure is recommended for the Board's consideration:

<i>Representation</i>	<i>Recommended number of members</i>	<i>Prospective representative, if known</i>
Board of Aldermen	3	
Citizens	2	
Downtown Development Commission	2	Nathan Milian James Morgan
Planning Board	2	James Carnahan David Clinton

The Planning Board adopted a recommendation related to the subcommittee process (*Attachment D*). Staff has advertised for applicants to the citizen seats on this subcommittee and expects to bring back a resolution making appointments to the subcommittee on June 22, 2004.

Related Topic For Consideration

The Board of Aldermen may wish to direct staff to include in this subset action of the CBD zoning review or in the larger project, the evaluation of how open space requirements might be modified to facilitate mixed-use development in the downtown. Currently, unsubdivided developments do not have the option of making a full or partial payment-in-lieu for open space associated with residential developments in downtown Carrboro. With the exception of single-room occupancy developments, downtown developments that include a residential component must meet the Town's 40 percent open space requirement. Though this clearly supports the broad need for open space that results from residential development, it may also be seen as a barrier to residential and/or mixed-use developments in downtown. Several strategies to modify the requirements have been discussed, including:

- 1) Reducing the requirement in the B-1(c) and B-1(g) to 20 percent, as required in the R-2 zoning district.
- 2) Alone, or in combination with the first strategy, allowing payments-in-lieu for unsubdivided residential development.
- 3) Exempting downtown residential development from open space requirements altogether.

FISCAL IMPACT

None noted.

ADMINISTRATION'S RECOMMENDATION

The Administration recommends that the Board of Aldermen adopt the attached resolution accepting this information and providing any other direction (*Attachment A*).