

BOARD OF ALDERMEN

ITEM NO. (1)

AGENDA ITEM ABSTRACT

MEETING DATE: February 8, 2005

TITLE: Presentation of B-1(f) Subcommittee Recommendations

DEPARTMENT: PLANNING	PUBLIC HEARING: YES _ NO _X_
ATTACHMENTS: A. Resolution B. Charge to B-1(f) Subcommittee C. Map of overlay zone and Draft ordinance D. B-1(f) subcommittee recommendation	FOR INFORMATION CONTACT: Dave Clinton, Subcommittee Chair – 967 -6631 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. A subcommittee was appointed in June to evaluate the proposals. The subcommittee recommends an alternative draft ordinance.

INFORMATION

Since February 2002, the Board of Aldermen has been actively pursuing actions that will implement the Carrboro Vision2020 goal of increasing commercial area/tax base. Due to the high visibility of the downtown and the number of interested parties, the course has been a circuitous and lengthy one. Following the adoption in the spring of 2003 of ordinance provisions that would allow increased building height in downtown zoning districts, the Board of Aldermen has been considering measures that would minimize the impact of any additional building height on surrounding residential neighborhoods. Last summer a subcommittee made up of citizens, advisory board members and members of the Board of Aldermen considered several specific strategies to that end (*Attachment B* – charge to B-1(f) subcommittee). The subcommittee also was charged with considering open space requirements for residential development in the downtown and that task has not yet been concluded.

After several months work, the subcommittee has decided on an approach that would result in the creation of an overlay zone in order to minimize the impact of building height changes in fringe commercial areas. The overlay zone would include properties that are within commercial zoning districts where such properties are across the street from or adjacent to properties in residential zoning districts. These changes would involve both a major map amendment and a land use ordinance text amendment. Such action can be taken only after proper notice of a meeting at which the Board receives public comment on the matter.

A map illustrating the location of the proposed overlay district and the draft ordinance establishing it are attached (*Attachment C*). A recommendation from the B-1(f) subcommittee is also provided (*Attachment D*).

FISCAL IMPACT

A public hearing is required for both the map and text amendments proposed by the B-1(f) subcommittee, with associated advertising costs. Should the Board wish to bundle this change with other amendments (resulting from the comprehensive review of the Land Use Ordinance to be reported on February 22nd), these costs would not be duplicated.

STAFF RECOMMENDATION

The staff recommends that the Board of Aldermen adopt the attached resolution accepting this report and referring the B-1(f) subcommittee recommendations to staff for evaluation (Attachment A).