

BOARD OF ALDERMEN

ITEM NO. (4)

AGENDA ITEM ABSTRACT

MEETING DATE: Tuesday, February 22, 2005

TITLE: Comprehensive Land Use Ordinance Review

DEPARTMENT: PLANNING	PUBLIC HEARING: YES _ NO <u>X</u>
ATTACHMENTS: A. Resolution B. Excerpt of Carrboro Vision 2020 and Policy Review of Land Use Ordinance C. EAB Open Space Guidelines D. Recommendations from Vernacular Architectural Standards Review Committee E. Status of Specific Amendment Requests F. Schedule for Completion of Land Use Ordinance Review	FOR INFORMATION CONTACT: Patricia McGuire – 918-7327

PURPOSE

The Board of Aldermen included among its work projects for the current fiscal year a comprehensive review of the Land Use Ordinance. The review is underway and a series of modifications are under consideration. A report on these activities and a schedule for completing the review is provided. A resolution that accepts the report has been prepared.

INFORMATION

Periodically, communities decide to evaluate their zoning and subdivision ordinances, sometimes because they have been in place for many years, have been amended on numerous occasions, and/or have become less than straightforward tools in the land use and development processes. The 2004-2005 Work Plan includes the task of conducting a comprehensive review of the Land Use Ordinance. The task has been defined to include three components, summarized here. Information on two of the tasks is provided in the referenced attachments. The third task is ongoing at present. These components have been selected so that any inconsistencies in the Land Use Ordinance may be identified and appropriate modifications may be proposed.

- 1) Review of Carrboro Vision 2020 for policies that may be implemented through the Land Use Ordinance. Copies of the Vision 2020 policies, a summary table, and the detailed policy/ordinance review are attached (*Attachments B - D*).
- 2) Review of specific substantive topics identified during 2004, including seven existing ordinance provisions. Three other topics, all related to the implementation of adopted plans or goals, are described. Three other topics for Land Use Ordinance amendments that will proceed separately from the comprehensive review are noted (*Attachment E*).
- 3) Review of current ordinance provisions for adequacy and clarity.

A proposed schedule for completion of the review is attached (*Attachment F*).

FISCAL IMPACT

Amending the Land Use Ordinance involves public hearing advertising costs and notice requirements, where applicable, and administration of the proposed amendments.

STAFF RECOMMENDATION

The staff recommends that the Board of Aldermen adopt the attached resolution accepting this report for completing the Land Use Ordinance review (*Attachment A*).