

BOARD OF ALDERMEN
AGENDA ITEM ABSTRACT

ITEM NO. (3)

MEETING DATE: Tuesday, March 8, 2005

TITLE: WORKSESSION: Architectural Guidelines

DEPARTMENT: PLANNING	PUBLIC HEARING: YES __ NO <u>X</u>
ATTACHMENTS: <ul style="list-style-type: none">A. Land Use Ordinance Section 15-136 (2), (3), and (7)B. Construction requirements for Primary and Secondary Fire DistrictsC. Vision 2020 PoliciesD. Carrboro Downtown Development Guidelines for DesignE. Statements of consistency with adopted design policies	FOR INFORMATION CONTACT: Patricia McGuire – 918-7327 Martin Roupe – 918-7333

PURPOSE

The Board of Aldermen directed staff to prepare a worksession item on architectural guidelines for review on March 8. Materials related to the review of the architecture of buildings in downtown Carrboro are provided.

INFORMATION

On February 8, 2005, Mayor Nelson commented that there had been some discussion of the architectural features and styling of new buildings under construction in downtown Carrboro. Mayor Nelson requested that a worksession be held on this topic and the date of March 8, 2005 was selected.

Currently, design requirements for downtown buildings may be found in three locations within the Land Use Ordinance:

1. Section 15-136(2) – Metal buildings are prohibited in the B-1(g) zoning district.
2. Section 15-136 (3) – Roof pitch, exterior material, and window design requirements for new construction in the B-2 zoning district.
3. Section 15-136 (7) – Building height and exterior material requirements for new construction in the CT zoning district.

Copies of the ordinance provisions are attached (*Attachment A*). Similar requirements apply to new construction in the O and O/A Conditional Use districts. Due to the close proximity and intensity of development in the downtown area, primary and secondary fire districts are also designated in Carrboro's downtown. These designations affect the exterior materials that may be used in construction in the downtown (*Attachment B*).

Two policy documents, *Carrboro Downtown Business District Guidelines for Design* (DDG) and *Carrboro Vision 2020*, make reference to the design and/or architecture of downtown development. The DDG was approved by the Board of Aldermen in April 1993. The need to revise the DDG to reflect the increased building height permitted in April 2003 has been noted in previous discussions. The Vision 2020 policies were adopted "as non-binding documentation of [the Board of Aldermen's] policies toward growth and development through the year 2020" in December 2000. Copies of relevant sections are attached (*Attachments C and D*).

The Zoning Division has made it a practice to request that applicants for projects requiring special use permits and conditional use permits submit a statement regarding their project's compliance with these adopted policies. Town staff also recommends that applicants review the report, "Downtown Carrboro: New Vision," prepared by Walkable Communities, Inc., in follow-up to the Downtown Visioning charrette. Examples of written statements that have been submitted in support of applications for downtown development are attached (*Attachment E*).

It is possible that the Vernacular Architectural Standards (see Agenda Item 2 for ordinance provisions) would apply to a residential or mixed-use development in downtown Carrboro. Of the situations where these provisions are required, a project utilizing the affordable housing density bonus is probably most likely. Since the VAS references only single-family, detached residential building types, it may be difficult for projects with other housing types (i.e. multi-family) to demonstrate compliance. It is fairly unlikely that a project could assemble the 50-acres needed for a Village Mixed-Use development that would then be subject to the Vernacular Architectural Standards.

FISCAL IMPACT

None noted.

RECOMMENDATION

The staff recommends that the Board consider the information pertaining to architectural guidelines for downtown development