

BOARD OF ALDERMEN

ITEM NO. (4)

AGENDA ITEM ABSTRACT

MEETING DATE: April 12, 2005

TITLE: Worksession on Possible Commercial Rezoning in Carrboro's Northern Study Area

DEPARTMENT: PLANNING	PUBLIC HEARING: YES _ NO <u>X</u>
ATTACHMENTS: A. Chronology of the NSA Plan B. Land Use Map, NSA Plan C. Excerpt of NSA Plan – Commercial development Goals, Objectives, and, Recommended Strategy D. Section 15-136(11) and 15-141.2 of the Carrboro LUO E. Section 15-176.2 of the Carrboro LUO F. Section 15-141.3 Conditional Use Districts G. Excerpt of Carolina North Plan, March 2004 H. Connector Roads Map	FOR INFORMATION CONTACT: Patricia McGuire – 918-7327

PURPOSE

During its annual retreat in February 2005, the Board of Aldermen requested that staff schedule a worksession so that the Board of Aldermen could review the commercial zoning opportunities in Carrboro's Northern Study Area and examine the manner in which the Carolina North property is expected to interact with surrounding land uses. Materials on this topic have been compiled.

INFORMATION

Adoption of the Facilitated Small Area Plan for Carrboro's Northern Study Area (NSA Plan) in 1998 culminated a multi-year planning effort for the area identified to receive the bulk of the Town's expected growth (*Attachment A*). The plan was carefully crafted and seriously scrutinized. In its implementation, would its express purpose – “accommodate a large share of Carrboro's anticipated growth while seeking to preserve the natural, social, aesthetic, and economic qualities that make it a desirable place in which to live” – be met? A course had been set to ensure that “land in the study area is not squandered through the exclusive development of high-priced, large-lot, single family housing.”

The plan designates only a few uses, parks, schools, and scenic view sheds, on its Land Use Map (*Attachment B*). The plan's goals and policies describe a land use pattern of clustered residential development, with “village-scale” developments encouraged, and allow for the creation of neighborhood and community-scale commercial centers in conjunction with open space preservation. For its unique, facilitated process of development and adoption, the plan was

recognized by the North Carolina Chapter of the American Planning Association in 2000 for excellence in small town community planning.

Commercial development is a part of the plan, referenced in goals and objectives and in the plan's recommended strategy for implementation (*Attachment C*). The NSA Plan also sought to mitigate any impacts on residential uses by proposing "good neighbor" performance standards for all non-residential uses.

It was within the ordinance provisions, adopted in 1999 to implement the NSA Plan (*Attachments D and E*), that commercial areas were limited, though these limitations were not specified in the NSA Plan. The commercial area yield from the floating zones is provided below. It should be noted that these zones are available throughout Carrboro's jurisdiction, a fact which further dilutes commercial opportunity in the northern study area.

	Minimum Acreage	Maximum Acreage	Total Commercial Acreage
Office/Assembly CU	5	25	25
Village Mixed Use CU	50	350/3 villages	15 (10 percent/5 acres, whichever is less/each village)

In 2004, the opportunity to utilize conditional use (CU) zoning for development, commercial and otherwise, was expanded and 20 new CU districts were established (*Attachment F*). Any rezoning proposals in the northern study area will be evaluated in accordance with the goals and policies of the NSA Plan.

Carolina North

Several maps from the most recent plan for the Carolina North property that illustrate the development pattern and expected land uses are attached (*Attachment G*). A map depicting connector roads in the northern study area illustrates expected interconnectivity in the vicinity of the Carolina North property (*Attachment H*). The current zoning classification for the Carolina North property is R-20. The current Carolina North plan proposes institutional/research and service/retail uses in addition to residential activities on the Carrboro portion of the property. These non-residential uses are not currently permitted in the R-20 zoning district and a change in the zoning classification will be needed.

FISCAL IMPACT

None noted.

ADMINISTRATION'S RECOMMENDATION

The Administration recommends that the Board of Aldermen review the materials that have been compiled on commercial zoning opportunities in the Northern Study Area and the manner in which the Carolina North development is expected to interact with adjacent land uses.