

BOARD OF ALDERMEN

ITEM NO. (3)

AGENDA ITEM ABSTRACT

MEETING DATE: June 14, 2005

TITLE: Worksession on B-1(f) Subcommittee Recommendations Regarding Open Space Requirements in Downtown Zoning Districts

DEPARTMENT: PLANNING	PUBLIC HEARING: YES _ NO <u>X</u>
ATTACHMENTS: A. Resolution B. Charge to B-1(f) Subcommittee C. Livability Provisions Proposal D. Sections 15-(198 – 203) of the Carrboro LUO E. Memo from James Carnahan	FOR INFORMATION CONTACT: David Clinton, Chair of the B-1(f) Subcommittee - 967-6631 Patricia McGuire – 918-7327

PURPOSE

The B-1(f) Subcommittee has completed its consideration of the residential open space requirement as it applies to development in downtown zoning districts. Representatives of the Subcommittee will make a presentation. A resolution has been prepared and is provided for the Board's adoption.

INFORMATION

Last summer a subcommittee made up of citizens, advisory board members and members of the Board of Aldermen considered several specific strategies that would mitigate the impact of additional downtown building height on surrounding residential areas. The committee's recommendations on that topic were presented to the Board of Aldermen on February 8, 2005 and staff review is underway.

The subcommittee was also charged (*Attachment B* – charge to B-1(f) subcommittee) with considering open space requirements for residential development in the downtown and has recently completed this task. The committee has identified an alternative requirement that would apply to residential projects in downtown zoning districts (*Attachment C*). A copy of the open space requirements that currently apply to residential projects is attached (*Attachment D*). In summary, residential developments in all zoning districts other than the R-2 district are subject to a 40 percent open space requirement. The requirement in the R-2 district is 20 percent. If present, areas that are considered "primary conservation" must be set aside as common open space. Only subdivided developments of 15 units or less may be allowed to make a payment-in-lieu of providing open space.

FISCAL IMPACT

None noted.

STAFF RECOMMENDATION

The town staff recommends that the Board of Aldermen adopt the attached resolution accepting the B-1(f) Subcommittee recommendations and referring to staff for consideration (*Attachment A*).