

BOARD OF ALDERMEN

ITEM NO. C(7)

AGENDA ITEM ABSTRACT

MEETING DATE: October 25, 2005

TITLE: Request-to-Set a Public Hearing on Land Use Ordinance Text Amendment to Establish Architectural Standards for Downtown Carrboro

DEPARTMENT: PLANNING	PUBLIC HEARING: YES _ NO <u>X</u>
ATTACHMENTS: A. Resolution B. Draft Ordinance	FOR INFORMATION CONTACT: Patricia McGuire – 918-7327 Mike Brough – 929-3905

PURPOSE

The Board of Aldermen has been considering architectural requirements for the downtown area. A draft ordinance that incorporates architectural standards discussed on August 16, 2005 has been prepared. A resolution that sets a public hearing for November 22, 2005 is provided for the Board's adoption.

INFORMATION

In February 2005, the Board of Aldermen began to discuss possible architectural requirements for downtown buildings. Existing Land Use Ordinance and Building Code requirements were discussed during a March 8th worksession. A report on possible changes to architectural guidelines was provided in mid-August. A draft ordinance that would establish architectural standards for downtown development has been prepared (*Attachment B*).

The Board of Aldermen requested that staff distribute the draft ordinance to the Planning Board, Appearance Commission and Economic Sustainability Commission and the draft has been distributed. The Planning Board began its review of the draft ordinance on October 20th. It will be necessary for the Board of Aldermen to refer the ordinance to Orange County and the Carrboro Planning Board for review and to receive public comment prior to taking action on the draft ordinance. The Board of Aldermen may wish to refer the draft ordinance to other boards/commissions, such as the Appearance Commission, the Environmental Advisory Board, and the Economic Sustainability Commission due to their interests in some aspects of the proposed architectural standards.

FISCAL IMPACT

Should the Board of Aldermen set a public hearing on this item, the fiscal impact will involve notice costs.

STAFF RECOMMENDATION

The staff recommends that the Board of Aldermen consider adopting the attached resolution setting a public hearing and referring the draft ordinance to the Planning Board and Orange County for review (*Attachment A*).