

# BOARD OF ALDERMEN

ITEM NO. D(5)

## AGENDA ITEM ABSTRACT

**MEETING DATE: November 15, 2005**

**TITLE: Follow-up Report: Discussion of Commercial Opportunities in Carrboro's Northern Study Area**

<b>DEPARTMENT: PLANNING</b>	<b>PUBLIC HEARING: YES _ NO <u>X</u></b>
<b>ATTACHMENTS:</b> <b>A. Resolution</b> <b>B. Staff Memo</b> <b>C. Chronology of the NSA Plan</b> <b>D. Map of O/A Zoning Districts</b> <b>E. Map of Land Uses – Draft NSA Plan (1995)</b> <b>F. Map of NSA Development Opportunities</b> <b>G. Revised Draft Map of Conservation Areas in the Upper Bolin Creek watershed</b> <b>H. Map of Approved and Proposed Developments 1999 to present</b>	<b>FOR INFORMATION CONTACT:</b> Patricia McGuire – <b>918-7327</b>

### PURPOSE

The Board of Aldermen has requested information on commercial development opportunities and limitations in Carrboro's Northern Study Area. A report on this matter has been compiled. A resolution that accepts the report is provided for the Board's adoption.

### INFORMATION

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. A worksession was held on April 12, 2005.

The Board of Aldermen requested additional information on the status of development in the NSA since the adoption of the Facilitated Small Area Plan for Carrboro's Northern Study Area and received a report on June 21, 2005. The Board of Aldermen requested information on the regulations associated with commercial development in the NSA, uses, lot and building size limitations, where applicable, and the policies, if any, that establish or requires such limitations.

A staff report that builds on information provided in April and June has been prepared (Attachment B). A chronology of the NSA plan development is attached to provide some historical context (Attachment C). Maps that illustrate the locations of existing O/A zoning districts and possible locations for commercial development in the Northern Study Area are also provided (Attachments

D- F). A map of approved and proposed developments in the NSA since 1999 is provided as is a copy of the revised draft map of conservation areas for the Upper Bolin Creek watershed (Attachment G-H).

Several options are available should the Board of Aldermen wish to modify the existing parameters for commercial development in the Northern Study Area.

- 1) Identify specific areas where such uses are desirable and suggest that property owners request voluntary annexations if they are interested in rezoning to expand commercial opportunities.
- 2) Pursue modifications to the NSA Plan and simultaneously to the JPALUP and JPA to establish new general zoning districts, to designate commercial nodes and to rezone parcels in support of desired commercial development.
- 3) With input from economic sustainability consultant, develop modifications to the area limitations and development parameters in the O/A CU and VMU CU. Consider incentives that would encourage property owners to voluntarily request annexation and rezoning, if appropriate.

The Board of Aldermen has requested that staff discuss these issues with Orange County staff and such a discussion has been anticipated to occur following receipt of this report

#### **FISCAL IMPACT**

None noted.

#### **RECOMMENDATION**

The staff recommends that the Board of Aldermen consider adoption of the resolution (Attachment A) accepting this report.