

BOARD OF ALDERMEN

ITEM NO. B(1)

AGENDA ITEM ABSTRACT

MEETING DATE: January 24, 2006

TITLE: Public hearing on Land Use Ordinance Text Amendment to Establish Architectural Standards for Downtown Carrboro

DEPARTMENT: PLANNING	PUBLIC HEARING: YES ☒ NO ☐
ATTACHMENTS: A. Draft Ordinance B. Staff Memo C. Advisory Board Recommendations and Citizen Comments D. Resolution	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 has been prepared. It is necessary for the Board of Aldermen to receive public comments prior to taking action on the proposed change.

INFORMATION

In February 2005, the Board of Aldermen began to discuss possible architectural requirements for downtown building. Existing Land Use Ordinance and Building Code requirements were discussed during a March 8th workession. 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 A*). A staff memo on the draft ordinance has also 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 and is expected to complete the review on November 17th. Per the request of the Planning Board, the draft ordinance was also distributed to seven architects and designers who have been involved in recent projects in downtown Carrboro. Advisory board recommendations and citizen comments on the draft ordinance are attached (*Attachment C*).

The Board of Aldermen may wish to consider submitting this draft ordinance to the economic sustainability consultant for review prior to taking action. A number of actions taken in recent months have altered the regulatory framework for the downtown. The possiblilty exists that these actions, taken as a whole, may have an effect on achieveing goals related to expanded commercial development. A resolution that would refer the draft ordinance to the economic sustainability consultant prior to the Board taking any action has been prepared (*Attachment D*).

FISCAL IMPACT

The addition of a new Land Use Ordinance requirement can increase the cost of preparing and reviewing development plans. Additional staff time may also be required to support the Appearance Commission in its review of projects seeking approval under the alternative design and architectural review provision.

STAFF RECOMMENDATION

Recognizing the Board's concern about assuring appropriate development and redevelopment in the downtown and given the number and complexity of recently enacted downtown ordinance provisions, the staff recommends that the draft ordinance be submitted to the economic sustainability consultant prior to taking action.