

BOARD OF ALDERMEN

ITEM NO. D(3)

AGENDA ITEM ABSTRACT

MEETING DATE: February 21, 2006

TITLE: Continuation of a Public Hearing on Land Use Ordinance Text Amendment to Establish Architectural Standards for Downtown Carrboro

DEPARTMENT: PLANNING	PUBLIC HEARING: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
ATTACHMENTS: <ul style="list-style-type: none">A. Draft OrdinanceB. Excerpt of Draft Minutes from 1/24/06 and CorrespondenceC. Staff Memo – Follow-up InformationD. SUP Modification 605 W. MainE. Public Hearing Staff MemoF. Advisory Board Recommendations and Citizen CommentsG. Resolution	FOR INFORMATION CONTACT: Patricia McGuire – 918-7327 Mike Brough – 929-3905

PURPOSE

The Board of Aldermen held a public hearing on January 24, 2006 and received public comments on a draft ordinance that establishes architectural standards for the downtown. The Board of Aldermen continued the hearing to allow additional time for consideration of the draft ordinance.

INFORMATION

Seven citizens offered comments regarding the proposed architectural standards for downtown Carrboro. These comments included in the attached excerpt of the draft minutes and correspondence that was submitted at the hearing (*Attachment B*). The Board of Aldermen requested that staff report on whether the building located at 605 W. Main Street could be constructed under the current land use ordinance provisions and continued the public hearing. A staff memo responding to the request has been prepared (*Attachment C*).

Background. 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 worksession. A report on possible changes to architectural guidelines was provided in mid-August. The attached draft ordinance would establish architectural standards for downtown development (*Attachment A*). A staff memo in follow-up to the hearing is attached, as is an agenda abstract on the 605 W. Main Street building (*Attachments C & D*). A staff memo on the draft ordinance that was prepared for the public hearing is attached (*Attachment E*). While Carrboro has used its land use regulations to place limitations on some architectural features in the past, this practice has not been widespread. Rather, the bulk of the town's regulations are in the realm of site design and dimensional requirements. The draft ordinance proposes additional controls on both site design and architectural features. The action

options presented in Attachment D include the modification of the draft ordinance to remove undesirable architectural and/or site design provisions.

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. 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 F*).

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 possibility exists that these actions, taken as a whole, may have an effect on achieving 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 G*).

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.