

BOARD OF ALDERMEN

ITEM NO. D(5)

AGENDA ITEM ABSTRACT

MEETING DATE: May 3, 2006

TITLE: Request to Set a Public Hearing to Consider a Land Use Ordinance Text Amendment Establishing Architectural Standards for Major Subdivisions

DEPARTMENT: PLANNING	PUBLIC HEARING: YES _ NO <u>X</u>
ATTACHMENTS: A. Resolution B. Giles Blunden, April 10, 2006 memo C. LUO Article II, Section 15-177 and guide (15-141.2) D. VAS Review Subcommittee report and recommendations E. Chronology of VAS F. Minutes – Worksession on April 11, 2006 G. Memo from Town Attorney H. Draft Ordinance	FOR INFORMATION CONTACT: Patricia McGuire – 918-7327 Mike Brough – 929-3905

PURPOSE

Soon after adoption of the Vernacular Architectural Standards (VAS) in May of 1999, the Board of Aldermen initiated a review process. On April 11, the Board of Aldermen requested that staff prepare a draft ordinance from the entirety of the VAS Review committee recommendations. A draft ordinance has been prepared and a resolution setting a public hearing for August 22, 2006 is provided.

INFORMATION.

The Board of Aldermen reviewed the VAS Review committee recommendations on March 8, September 20, and October 11, 2005. On April 11, 2006, the Board held a worksession to consider language the staff had prepared that would establish architectural standards in response to eleven of the General Design Standards the VAS committee had prepared.

The Board of Aldermen reviewed those possible ordinance provisions and discussed the various approaches with Giles Blunden and Jay Bryan, members of the VAS Review committee. The Board of Aldermen directed to prepare a draft ordinance, per a memo submitted by Giles Blunden (*Attachment B*).

Background

The Board of Aldermen adopted the Vernacular Architectural Standards on May 25, 1999 as one component of its action to implement major initiatives of the Facilitated Plan for Carrboro's Northern Study Area. As adopted the VAS present a recommended architectural vernacular for three types of developments, major subdivisions, affordable, bonus units, and village mixed use

developments. Copies of the VAS and those ordinance provisions referencing it are attached (*Attachment B*). Following adoption of the VAS, the Board of Aldermen established a review process for the Vernacular Architectural Standards (VAS). A committee made up of citizens, architects, realtors, and public officials was established. The committee has completed its work. A report outlining the committee's recommendation is attached (*Attachment C*). A chronology of specific actions related to the VAS (*Attachment D*).

The existing VAS are presented as recommendations for 50 percent of the dwelling units in all major subdivisions in Section 15-177 of the Land Use Ordinance and are illustrated in an attached document. The VAS are required per Section 15-141.2, Village Mixed-Use Development, and Section 15-182.4 Residential Density Bonus for Affordable Housing.

The Board of Aldermen considered adoption of the existing provisions as requirements in all circumstances when they were proposed and reviewed in 1998 and 1999. Based on community input received at that time, the Board of Aldermen adopted them as recommendations with which major residential subdivision could choose to comply, and as requirements for Village Mixed-use developments and the affordable units in projects using the density bonus for affordable housing. The Review Committee proposal to establish site design and architectural requirements for major subdivisions represents a significant change from the current requirements and practice. This change is expected to have cost implications for both applicants and the Town.

Draft Ordinance

The minutes from the April 11, 2006 are attached (*Attachment F*). A draft ordinance that responds to the Board's direction has been prepared (*Attachment G*). A memo from Mike Brough, describing the draft ordinance is also provided (*Attachment H*). A resolution that sets a public hearing for June 27, 2006 is provided (*Attachment A*). It is necessary to refer the ordinance to the Planning Board and Orange County staff for review before taking any action. The resolution (*Attachment A*) setting a public hearing also refers the draft ordinance to these agencies for review and provides an opportunity for the Board of Aldermen to refer the draft ordinance to other additional boards or commissions, should the Board of Aldermen wish to do so.

FISCAL IMPACT

Amending the Land Use Ordinance involves staff analysis and administration of the proposed amendment, advisory board review, and advertising costs associated with ordinance preparation and public notice.

RECOMMENDATION

The staff recommends that the Board of Aldermen consider the attached resolution setting a public hearing on the text amendment to establish architectural standards for major subdivisions and referring the draft ordinance to the Planning Board and Orange County staff and additional advisory boards, if desired. (*Attachment A*).