

# BOARD OF ALDERMEN

ITEM NO. (1)

## AGENDA ITEM ABSTRACT

**MEETING DATE: November 27, 2007**

**TITLE: Public hearing on an Ordinance Amending the Carrboro Land Use Ordinance to Modify Sight Distance Requirements**

<b>DEPARTMENT: PLANNING</b>	<b>PUBLIC HEARING: YES <u>X</u> NO</b>
<b>ATTACHMENTS:</b> <ul style="list-style-type: none"><li><b>A. Resolutions</b></li><li><b>B. Draft ordinance</b></li><li><b>C. Appendix C-1</b></li><li><b>D. Excerpt from NCDOT Subdivision Roads Minimum Construction Standards Manual</b></li><li><b>E. Table comparing standards for residential streets</b></li><li><b>F. Comments and recommendations</b></li></ul>	<b>FOR INFORMATION CONTACT:</b> Patricia McGuire – 918-7327

### PURPOSE

A draft ordinance that modifies the sight distance requirement at intersections has been prepared. The Board of Aldermen must receive public comments on the draft ordinance before taking any action. The draft ordinance was referred to the Planning Board, Transportation Advisory Board and Orange County for recommendations and comments.

### INFORMATION

Appendix C-1 of the Carrboro Land Use Ordinance (*Attachment C*) specifies sight distance requirements. During the review of recent projects, it has been determined that the existing standard could be improved by providing for alternatives at those portions of an intersection that involves stop conditions. A draft ordinance that would establish such flexibility has been prepared (*Attachment B*). The draft ordinance will allow the sight distances at intersections to be designed according to NCDOT's subdivision manual (*Attachment D*). The effect of this change is that the sight distance at intersections could be reduced from that which would otherwise be required by the Land Use Ordinance. Clearly, a reduction in one of the street design characteristics must be carefully scrutinized. The current change has been identified as a way to provide some additional flexibility in street layout and design, particularly in ways that would result in a reduction in environmental impacts associated with clearing, grading, or filling.

Comparison of existing town standards, NCDOT subdivision standards, and recommendations of the ULI publication, Residential Streets, has been made (*Attachment E*). The comparison reveals that Town standards are largely consistent with others. The major difference lies with the inclusion of K2 values in the NCDOT manual. This standard addresses the portions of streets where

differencing slopes intersect. The greatest change in a characteristic otherwise controlled by a Town standard would result from the use of K2 values for stop conditions. In these circumstances sight distances are estimated to be reduced between 30 and 50 percent, based on the topography of a site, in scenarios evaluated by the Town engineer.

It should be noted that existing streets in town, both public and private, have been designed and built to varying standards. The incorporation of NCDOT's street standards for Traditional Neighborhood Development can be experienced at Winmore and changes in curve radii for collector streets will soon be apparent as the northern end of Lake Hogan Farms Road is constructed at Elementary School #10. The change provided in the draft ordinance under consideration should be seen as an interim revision to street standards that will provide additional flexibility. An evaluation of the town's experience with streets built to a variety of standards and additional assessment of this matter will be completed as part of the comprehensive update of the Land Use Ordinance.

#### Action Options

The Board of Aldermen may choose from the following:

- 1) Leave the existing provisions as they are.
- 2) Adopt the draft ordinance, with underlined text as added regarding demonstrable environmental benefit.

This draft ordinance was referred to the Planning Board, Transportation Advisory Board and Orange County for review. Comments and recommendations are attached (*Attachment F*).

#### **FISCAL AND STAFF IMPACT**

None have been noted.

#### **STAFF RECOMMENDATION**

The staff recommends that the Board of Aldermen adopt the the resolution finding consistency of the amendment and the draft ordinance (*Attachments A-1 and B*).