

BOARD OF ALDERMEN

ITEM NO. (2)

AGENDA ITEM ABSTRACT MEETING DATE: February 12, 2008

**TITLE: Worksession on Recommendations from Northern Study Area Plan
Implementation Review Committee**

DEPARTMENT: PLANNING	PUBLIC HEARING: YES _ NO <u>X</u>
ATTACHMENTS: A. Resolution B. Materials establishing review process and committee C. Ordinance establishing six-month moratorium D. BOCC Resolution affirming moratorium E. Summary of committee work F. NSAPIRC recommendations	FOR INFORMATION CONTACT: Patricia McGuire – 918-7327

PURPOSE

On December 11, 2007, the Northern Study Area Plan Implementation Review Committee voted on a series of recommendations and requested that their recommendations be forwarded to the Board of Aldermen for review. A resolution that provides an opportunity for the Board of Aldermen to specify follow-up actions is provided.

INFORMATION

Resolutions establishing a process to review implementation of the Facilitated Small Area Plan (NSA Plan) for Carrboro's Northern Study Area were adopted on February 20 and 27, 2007. On March 6th, the Board of Aldermen established a review committee, the Northern Study Area Plan Implementation Review Committee (NSAPIRC) and made the first appointments (see attached resolutions, *Attachment B*). The committee began meeting on March 15th. On March 27th, the Board of Aldermen adopted an ordinance establishing a six-month moratorium on certain development activities in the NSA (*Attachment C*). The moratorium was affirmed by the Board of County Commissioners on June 26th, with an end date of the moratorium of October 26, 2007 (*Attachment D*).

The NSAPIRC met throughout the spring, summer, fall, and early winter of 2007, with community forums held in April and June (*Attachment E*). On December 11, 2007, the NSAPIRC, per the tasks outlined for them by the Board of Aldermen, formulated recommendations regarding the plan and its implementation (*Attachment F*). The committee's action deviated slightly from that specified in its charge in that the recommendation included a statement requesting review by the Board of Aldermen prior to staff preparing any ordinance language. The NSAPIRC charge/schedule, prepared to allow completion of the committee's work before the moratorium expired in late October, anticipated staff preparing draft ordinance language without any preliminary review by the Board of Aldermen of NSAPIRC recommendations. Though there has been some reference to a

committee 'report,' staff notes that the NSAPIRC has made a series of recommendations and has not prepared a report. The recommendations packet includes formal recommendations made by the committee on December 11, 2007. A "blanket" recommendation introduces those actions, states that there was not a consensus, and requests that the Board of Aldermen review the information, including the two proposals that were considering in preparing the recommendations (these proposals are described as "supporting documents").

Staff also notes that there was some discussion at the December 11th meeting about what the NSAPIRC's role would be in any next steps.

Per the NSAPIRC's action, staff is providing these materials for the Board's review. Possible next steps are as follows:

- 1) Board of Aldermen identifies actions and initiatives within the recommendations that are of interest.
- 2) Direct staff to prepare an evaluation of selected actions. The evaluation should, at a minimum, include two components, a comparison of the recommendations to the original NSA Plan provisions, and an assessment of the procedural steps associated with each recommendation. Subsequently, results of the evaluation would give direction regarding modifications to NSA implementation and/or policies.
- 3) Determine the role of the NSAPIRC in any further work.

FISCAL IMPACT

Depending on the actions selected by the Board of Aldermen, professional services may be needed to support the assessment and/or creation of a form-based code, updating the NSA Plan, or designing street cross-sections. Specific costs are not known at this time.

STAFF IMPACT

Depending on the actions selected, considerable staff participation, will be required to evaluate selected actions and to develop other approaches to implementing the plan. The full impact will be based on the number and complexity of actions that are selected. Additional time and resources will be needed if next steps involve support for/participation by the NSAPIRC.

STAFF RECOMMENDATION

The staff recommends that the Board of Aldermen consider the attached resolution selecting either the possible next steps outlined by staff or specifying some other action (*Attachment A*).