

BOARD OF ALDERMEN

ITEM NO. C(2)

AGENDA ITEM ABSTRACT

MEETING DATE: March 4, 2008

TITLE: Resolution Regarding Follow-Up to NSAPIRC Recommendations for Carrboro's Northern Study Area

DEPARTMENT: PLANNING	PUBLIC HEARING: YES _ NO <u>X</u>
ATTACHMENTS: A. Resolution B. NSAPIRC Recommendations C. Excerpt of minutes from Board of Aldermen worksession, 2/12/08	FOR INFORMATION CONTACT: Patricia McGuire – 918-7327

PURPOSE

On February 12th, the Board of Aldermen reviewed recommendations of the Northern Study Area Plan Implementation Review Committee (NSAPIRC). The Board discussed the recommendations and requested that staff prepare a schedule for carrying out the NSAPIRC's recommendations. A resolution is provided for the Board's use.

INFORMATION

On December 11, 2007, the NSAPIRC formulated a series of recommendations related to Carrboro's Plan for the Northern Study Area (*Attachment B*). The committee had begun work on March 15, 2007 and held two community forums, reviewed the NSA Plan and development activity to date/implementation, and developed a values statement regarding its work during the ensuing months. On February 12th, the Board of Aldermen discussed the proposal and determined that it would like to proceed with the committee's recommendations, with the rezoning items given higher priority (*Attachment C*). Staff has evaluated the thirteen NSAPIRC recommendations and classified the items into five categories: Rezoning-related, VMU modifications, NSA Street Cross sections, Environment & Greenways, Form-based code, and Other. The table below assigns each recommendation to one of these classifications and reorders (i.e. New ID) the list consistent with the Board's direction on February 12th and in relation to goals identified during this year's annual retreat. The Old ID refers to the number of the item as presented in the 12/11 recommendations.

New ID	Old ID	Recommendation from NSAPIRC (12/11/07)
Rezoning-related		
1	1	Target and rezone specific tracts on the east side of Old NC 86 for new commercial and/or Village Mixed Use (VMU) development. Tracts chosen for commercial and VMU development must have good access to arterial roads and minimal environmental constraints (see Town of Carrboro's Primary Constraint Map). Some possible tracts include: a. The Hogan tract on Homestead Road (64 acres); b. The Hogan Heirs tract which borders the Twin Creeks Park to its west and Duke Forest Property to its North (59 acres); c. The tract(s) of land which Adam and Omar Zinn are proposing to develop at the corner of Eubanks and Old N.C. 86 (27 acres).
2	3	In order to maximize the expansion of Carrboro's commercial tax base, rezone the Hogan tract off

New ID	Old ID	Recommendation from NSAPIRC (12/11/07)
		Homestead Road for mixed use development to include a larger scale convenience or basic goods store (for example a grocery store, a drug store or a hardware store, not big box retail) in addition to other uses. According to the RTS, Inc. report, "Creating Carrboro's Economic Future", one of these larger scale stores would generate an estimated ten to twenty times the yearly tax revenue of a restaurant or a specialty retail store.
VMU modifications		
3	4	Revise the existing VMU ordinances as follows: <ol style="list-style-type: none"> a. Require minimum commercial components (minimum percentage of commercial). b. Require size limited and affordable housing, targeting Carrboro's need for energy efficient housing affordable to people making 60% to 150% of area median income. c. Eliminate the tract size minimum for VMU developments. Maintain the 40% open space requirement. Modify setbacks, building heights and minimum lot widths rather than allow reductions in the 40% open space requirement
4	6	Examine tract size minimum and maximum for commercial requirements in VMU developments
NSA Street Cross-sections		
5	13	Work with NCDOT to develop a "profile" for Homestead and Eubanks Roads, and for Old NC 86 from Eubanks to Old Fayetteville Road that will accommodate and support pedestrians, bicyclists and public transit.
Environment & Greenways		
6	7	Codify protection of lands within the Upper Bolin Creek Conservation. If the entire portion of a privately owned tract is within the Upper Bolin Creek Conservation Map, allow compact development on the least environmentally sensitive areas, as determined by the Town of Carrboro's Primary and Secondary Constraint Maps.
7	8	Work with the Town of Carrboro Greenways Commission to create a publicly accessible and regional greenway park and to connect new and existing neighborhoods and developments.
8	9	Enhance protection of streams and other environmentally sensitive areas as follows: <ol style="list-style-type: none"> a. Require compact development footprints that avoid/do not fragment primary conservation areas, and provide incentives (i.e. density bonuses, height etc to be recommended by staff) to encourage this approach. b. Require a no-disturb zone within mandated stream buffers in order to preserve the intended benefits of the stream buffers. c. Update stream crossing standards to be consistent with recommendations of the North Carolina Stream Restoration Institute. d. Update the connector road policy to include a balancing analysis of net environmental impact of possible connections. Consider, among other things, amount and type(s) of land disturbed and distances traveled (i.e. carbon consumed). e. Coordinate with utilities to minimize negative impacts from design, construction and maintenance. Educate and monitor homeowners adjacent to streams and environmentally sensitive areas.
9	10	Require compact development footprints that avoid/ do not fragment primary conservation areas and provide incentives to encourage this approach (e.g. density, building height, setback bonuses).
Form-based code		
10	2	Create mechanisms to allow smaller scale, mixed-use, new urbanist, form-based projects to happen along arterial roads in the Northern Study Area
11*	5	Streamline the permitting process for commercial and VMU developments by preparing and enacting a form based code for the entire Northern Study Area. Use the targeted tracts and arterial roads as one end of the urban-rural transect and existing neighborhoods and the rural buffer as the other end. Be sure that the form based code: <ol style="list-style-type: none"> a. Creates a built environment and includes specifications for street cross sections, sidewalks, greenway corridors, etc., that emphasize "walkability" and support pedestrians, bicyclists, and public transit. b. Allows for a wide spectrum of commercial uses in targeted areas and along arterial corridors.

New ID	Old ID	Recommendation from NSAPIRC (12/11/07)
		<ul style="list-style-type: none"> c. Requires neighborhood level community gathering places. d. Includes “good neighbor” performance standards to protect existing neighborhoods and residences from light, noise and visual impacts from the new developments and preserve property values. e. Codifies low impact development and green building standards and includes water conservation and reuse technologies and practices to reduce demands on OWASA supplies
12	12	Recommend as a next step that the Board of Aldermen examine enacting the VMU form-based code town wide, as well as promoting re-development within commercial areas bordering the Northern Study Area, such as Carrboro Plaza.
Other		
13	11	Set up a process to review the effectiveness of the implementation of the NSA Plan every 3 years to coincide with tax reevaluations.

Rezoning actions on the noted tracts, absent annexation into the Town limits, require joint action by the Orange County Board of County Commissioners and the Board of Aldermen.

A possible schedule is as follows.

Anticipated Completion Date	New ID/NSA Recommendation
Spring 2009	1,2,3,4,5 (possibly 11)
(To be reported with comprehensive review update, spring 2008)	6,7,8,9
(Pending completion of 1-5, 11)	10, 12

Because of its specificity to Village mixed use developments, recommendation 11 has been included with the higher priority, targeted rezonings. Recommendations 3 and 4 are included in follow-up to the Economic Development Goals identified in the Board’s 2008 Retreat ((#10), and Recommendation 5 because it will be most effective to discuss changes in street cross-sections while changes to surrounding land use are under review.

Particular time frames associated with Recommendations 1 through 5 and 11 are noted here:

2008

March 15-May 30 – Staff evaluates specified tracts for development suitability, including environmental issues, evaluates plan and policy documents for consistency. Board worksession on VMU ordinance particulars.

June 1 – August 30 – Staff prepares reports on possible rezoning actions and any text amendments that are related to the proposed zoning designations, (e.g. VMU).

September – Preliminary review of evaluation, rezoning report, and possible LUO text amendments by Planning Board, other advisory boards, and Board of Aldermen.

October 23 – (Optional) Report to JPA regarding NSAPIRC recommendations, possible rezonings, and related LUO text amendments.

December – Decision by Board of Aldermen regarding submittal of rezoning proposal for April 2009 JPA Public Hearing.

2009

January – Submittal to Orange County for JPA Public Hearing; Map amendments and plan amendments, if needed.

February/March – Public hearing notice approved by BOCC; Carrboro and Orange County staff collaborate on JPA rezoning report.

April – Joint Planning Public Hearing; Amendments referred to respective Planning Boards for recommendations (Carrboro and Orange County for map amendments, Chapel Hill also, if any plan amendment)

May – Planning Boards complete recommendations

June – Aldermen, Council, and Commissioners decide on amendments.

FISCAL AND STAFF IMPACT

Professional services may be needed to support the preparation of ordinance provisions related to mixed use developments in the NSA on the targeted tracts and for the development of street cross-sections. Costs for these services have not yet been identified, but could include both design consultation and meeting facilitation. There are no funds allocated for this purpose in the FY 2007-2008 budget, nor are any included within the current draft budget projections for FY 2008-2009.

The work of several staff members will be needed to accomplish the tasks described herein. This effort is estimated to total approximately 2.0 FTE over the upcoming year. Should the Board of Aldermen proceed with these actions, the Planning Department workplan will need to reflect this commitment of time and resources. Other projects may be reprioritized and, consequently, completion dates extended.

STAFF RECOMMENDATION

The staff recommends that the Board of Aldermen consider for adoption the attached resolution which includes the possible schedule and particular time frames described in this abstract. (*Attachment A*).