# A RESOLUTION SPECIFYING FOLLOW-UP TO THE RECOMMENDATIONS OF THE NSAPIRC REGARDING THE IMPLEMENTATION OF THE FACILITATED SMALL AREA PLAN FOR CARRBORO'S NORTHERN STUDY AREA Resolution No. 116/2007-08

WHEREAS, the Carrboro Board of Aldermen seeks to fully consider policies, plans and regulations; and

WHEREAS, the Board of Aldermen established a process to review and update the Facilitated Small Area Plan for Carrboro's Northern Study Area and appointed the NSAPIRC to carry out this process; and

WHEREAS, the NSAPIRC has conducted this review, received public input at two community forums and made recommendations on the NSA Plan; and

WHEREAS, the Board of Aldermen has identified targeted rezoning as its high priority for acting on the NSAPIRC recommendations, with other items to be scheduled following this action; and

WHEREAS, staff has prepared a possible schedule, with expected timeframe/milestones noted.

NOW, THEREFORE BE IT RESOLVED that the Board of Aldermen accepts the following as its desired schedule for follow-up on the NSAPIRC recommendations:

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

Particular time frames associated with Recommendations 1 through 5 and, possibly, 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 JPA partners, Board of Aldermen, Chapel Hill Town Council (if needed), and Orange County Board of County Commissioners, decide on amendments.



### TOWN OF CARRBORO

### Northern Study Area Plan Implementation Review Committee

301 W. Main Street Carrboro, North Carolina 27510

## Proposal for Updating the Implementation of the Facilitated Small Area Plan for Carrboro's Northern Study Area (the NSA Plan) to Better Reach its Goals

#### December 11, 2007

Motion by Carnahan to approve the following as the NSAPIRC recommendation, seconded by Jeroloman. VOTE: Ayes (9) Buckner, Callimanis, Carnahan, Chilton, High, Jeroloman, Price, Rabinowitz, Vincent; Noes: Bryan, Poulton; Abstentions (0)

Motion by Bryan that the recommendations edited and voted upon by NSAPIRC on 12-11-07 and not representing the consensus of the committee be forwarded to the Board of Aldermen for review and discussion, with other documents presented as supporting documents, seconded by Chilton.

VOTE: Ayes (9) Bryan, Callimanis, Carnahan, Chilton, Jeroloman, Poulton, Price, Rabinowitz, Vincent; Noes (2) Buckner, High; Abstentions (0)

# Based on review of the NSA Plan, public input from two separate community forums, research and discussion, the NSAPIRC recommends that Town Staff and Officials:

- 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).

Motion to approve as amended made by Rabinowitz, seconded by Chilton.

VOTE: Ayes (6) Buckner, Callimanis, Carnahan, Chilton, Rabinowitz, Vincent; Noes (High, Poulton, Price, Bryan); Abstentions (1) Jeroloman.

2. Create mechanisms to allow smaller scale, mixed-use, new urbanist, form-based projects to happen along arterial roads in the Northern Study Area

Motion to approve by Carnahan, seconded by Jeroloman.

VOTE: Ayes (8) Buckner, Callimanis, Carnahan, Chilton, Jeroloman, Price, Rabinowitz, Vincent; Noes (3) Bryan, High, Poulton.

3. In order to maximize the expansion of Carrboro's commercial tax base, rezone the Hogan tract off 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

#### NSAPIRC Proposal – December 11, 2007

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larger scale stores would generate an estimated ten to twenty times the yearly tax revenue of a restaurant or a specialty retail store.

Motion to approve by Chilton, seconded by Bryan.

VOTE: Ayes (10) Bryan, Buckner, Callimanis, Carnahan, Chilton, Jeroloman, Poulton, Price, Rabinowitz, Vincent; Noes (1) High; Abstentions: (0)

Motion to add the phrase "for mixed use development" after Homestead Road in item 3 (included as presented above) by Carnahan, seconded by Jeroloman.

VOTE: Ayes (10) Bryan, Buckner, Callimanis, Carnahan, Chilton, High, Jeroloman, Poulton, Price, Vincent; Noes (0); Abstentions (1) Rabinowitz)

- 4. Revise the existing VMU ordinances as follows:
  - 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.
  - d. Maintain the 40% open space requirement. Modify setbacks, building heights and minimum lot widths rather than allow reductions in the 40% open space requirement.

Motion to approve by Chilton, seconded by Jeroloman.

VOTE: Ayes (9) Buckner, Callimanis, Carnahan, Chilton, High, Jeroloman, Price, Rabinowitz, Vincent; Noes (2) Bryan, Poulton; Abstentions (0)

5. Examine tract size minimum and maximum for commercial requirements in VMU developments.

Motion to approve this motion, inserting the word "tract" for the word "lot," by Bryan, seconded by Poulton. VOTE: Ayes (9) Bryan, Buckner, Callimanis, Carnahan, Chilton, High, Jeroloman, Poulton, Price; Noes: (1) Vincent; Abstentions (1) Rabinowitz

- 6. 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:
  - 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.
  - 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

Motion to approve by High, seconded by Vincent.

VOTE: Ayes (8) Buckner, Callimanis, Carnahan, Chilton, High, Jeroloman, Rabinowitz, Vincent; Noes (2) Bryan, Poulton; Abstentions (1) Price

- 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.
- 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.

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- 9. Enhance protection of streams and other environmentally sensitive areas as follows:
  - 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.
  - f. Educate and monitor homeowners adjacent to streams and environmentally sensitive areas.

Motion to adopt three provisions (#7,8, 9) above by Chilton, seconded by Carnahan.

VOTE: Ayes (11) Bryan, Buckner, Callimanis, Carnahan, Chilton, High, Jeroloman, Poulton, Price, Rabinowtiz, Vincent; Noes (0); Abstentions

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).

Motion to approve by Carnahan, seconded by Jeroloman

VOTE: Ayes (9) Bryan, Callimanis, Carnahan, Chilton, High, Jeroloman, Price, Rabinowitz, Vincent

11. Set up a process to review the effectiveness of the implementation of the NSA Plan every 3 years to coincide with tax reevaluations.

Motion to adopt by Vincent, seconded by Jeroloman.

VOTE: Ayes (8) Bryan, Buckner, Carnahan, Chilton,

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.

Motion to adopt by Jeroloman seconded by Vincent.

VOTE: Ayes (9) Buckner, Callimanis, Carnahan, Chilton, High, Jeroloman, Poulton, Price, Rabinowitz; Noes (1) Bryan; Abstentions

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.

Motion to adopt by Chilton, seconded by High.

VOTE: Ayes (10) Buckner, Callimanis, Carnahan, Chilton, High, Jeroloman, Poulton, Price, Rabinowitz, Vincent; Noes: (1) Bryan; Abstentions (0).

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## <u>Village Mixed Use-Transit Oriented Development (VMU-TOD) Zoning Proposal</u> for Carrboro's Northern Study Area

1) <u>VMU-Corridor zone</u> - applicable along roads classified "Arterial" and "Collector," to create compact, mixed-use, pedestrian-friendly development. This zoning will have a moderate allocation of residential density as well as allowance of a range of commercial uses in order to support public transportation, walkability, and Carrboro's economic and affordability goals. A primary intention of this zone, in contrast to the original VMU zoning, is to enable projects of varying size on small lots as well as large, in order to produce, over time, a fine-grained, human-scale urban fabric. Thus, there is <u>no</u> minimum lot size threshold, and small mixed-use projects are especially welcomed.

#### Performance goals for the zone include:

- 1. Wide spectrum of commercial uses including retail, office, entertainment & community services
- 2. Diverse and affordable residential opportunities including multi-family structures
- 3. "High-performance" buildings that conserve and produce energy
- 4. "Low-impact" development practices that meet impending stormwater requirements
- 5. Water conservation and reuse technologies & practices that reduce demands on OWASA supplies
- 6. Compact development footprint that avoids environmentally sensitive areas and focuses development on transportation corridors
- 7. Creation of built environments that respond strongly to needs of pedestrians & bicyclists, and support public transit.

#### In particular, VMU-Corridor regulations will prescribe the following:

- Along Arterial Roads buildings can be up to 4 floors, a <u>wide</u> range of commercial uses is permitted, and uses can be mixed with residences to maximum density of 16 units to the acre;
- Along Collector Roads buildings can be up to 3 floors, a <u>modest</u> range of commercial uses is permitted, and uses can be mixed with residences to maximum density of 7 units to the acre;
- Along Arterial roads new developments must meet one of the following requirements:
  - 1) Commercial floor area minimum 10% of the property (.10 Floor Area Ratio), or
  - 2) a minimum 7 dwelling units per acre residential must be built, or
  - 3) 150 foot "buffer" abutting the corridor must be reserved for future commercial or high-density development.
- o Along Collector Roads new development MUST include
  - 1) Commercial floor area minimum 6% of the property area (.06 FAR), or
  - 2) a minimum 4 dwelling units per acre residential.
- Prescriptive and "good neighbor" requirements (similar to the current VMU set forth in section 176-2 of the Carrboro LUO) to be developed in a community workshop process;

- O To support housing diversity, "VMU-Corridor" will require 40% size-limited units and 20% of units 2-bedrooms or smaller and continue to seek inclusion of 15% of units affordable to people making 80% or less of area median income;
- o The VMU-Corridor zone will be subject to Carrboro's 40% open space rule and all the rest of Carrboro's environmental ordinances;
- Reduction of surface parking, especially by adjusting section 15-192(b) of the LUO to expand the basis for flexible administration of the presumptive standards to recognize the reduced parking need of transit oriented development;
- Projects less than 9 acres would require a zoning permit and projects over 9 acres would require a conditional use permit.
- 2) <u>VMU-Centers zone</u>. Available town-wide through "Conditional-Use Rezoning," allowing greater latitude in commercial intensity, building height and residential density while still achieving the performance goals associated with VMU-Corridor zoning.
  - This would likely be the zoning available for any of the larger properties in the NSA identified as attractive for mixed-use "new urbanist" "village" type development. VMU-Centers would be "master planned" developments, but a difference with the original VMU would be allowance for a much greater range of uses as well as for some buildings over 4 floors and much higher densities granted *in exchange for reduced developed footprints*. Additional performance & good neighbor standards would be created through the community workshop process. NSAPIRC to recommend desired patterns and cross-sections for internal streets.
- 3) Neighborhood Stores & Cafes. Add small-scale commercial uses to the LUO Table of Uses for properties in existing residential zones RR, R20, R10 & R7.5 abutting Collector & Subcollector roads. Include performance and "good neighbor" standard for these "corner store" uses.
- 4) <u>Community Design Workshop.</u> Convene a community process to review & update the "prescriptive" and "good neighbor" standards of the current VMU ordinance for application in VMU-Corr & VMU-Centers zones. Develop a clear set of standards to ensure we obtain the desired character of the built environment. One objective would be to devise a set of standards that would enable <u>zoning permit</u> approval of larger projects.
- 5) <u>Street Cross-sections.</u> NSAPIRC recommend preferred street "cross sections" for application in new developments in the VMU-Corridor and VMU-Centers zones for streets classified Arterial, Collector, as well as for "internal" streets of new developments. These "cross sections" will also guide the town in road-improvement negotiations with NCDOT.

Nov 29, 2007

<u>Final</u> Draft NSA Zoning & Regulations Update Proposal By James Carnahan

#### **Appendix 1: Article IX Zoning Districts Template**

#### "VMU-TOD Zones" - Village Mixed Use - Transit Oriented Development Districts

[Based on Section 15-141.2 of the Carrboro LUO, Generally using the structure and much of the original language. Sections of procedural "boilerplate" language have been reduced.]

# ARTICLE IX ZONING DISTRICTS AND ZONING MAP

#### PART I. ZONING DISTRICTS

- (a) There are hereby established Village Mixed Use Transit Oriented Development (VMU-TOD) districts. These districts are established to enable compact, walkable mixed use development to take place along transportation corridors at a scale consistent with Carrboro's small town character as well as to ensure Carrboro will achieve ecological, social and economic sustainability. New and redevelopment projects in these districts must demonstrate planning, design and development that will achieve (and not necessarily be limited to) all of the following specific objectives:
  - 1. The preservation of open space, scenic vistas, agricultural lands and natural resources within the Town of Carrboro and its planning jurisdiction and minimization of the potential for conflict between such areas and other land uses; the creation and maintenance of protected landscape of generally open land used for agricultural, forest, recreational and environmental protection purposes.
  - 2. The creation of compact physical settlement concentrated along transportation corridors and at nodes in such a way as to maximize residents' capacity to go about their daily activities on foot, bicycle, wheelchair & public transportation with minimal dependence on the automobile; the location of dwellings, shops, and workplaces in close proximity to each other, at a scale that accommodates and promotes pedestrian travel.
  - 3. Moderately sized buildings fronting on, and aligned with, streets in a disciplined manner.
  - 5. A generally rectilinear pattern of streets, alleys and blocks reflecting the street network in existing small villages which provides for a balanced mix of pedestrians and automobiles.
  - 6. Squares, greens, landscaped streets and parks woven into street and block patterns to provide space for social activity, recreation, and visual enjoyment.
  - 7. Provision of buildings for civic assembly or for other common purposes that act as visual landmarks and symbols of identity within the community.
  - 8. Creation of recognizable, functionally diverse, and visually unified neighborhoods and villages focused on a village green or square.
  - 9. Development of a size and scale which accommodates and promotes pedestrian travel rather than motor vehicle trips throughout Carrboro.

- (b) Two types of VMU-TOD zoning are created:
- 1. A <u>VMU-Corridor</u> zone, applicable along all streets classified "Arterial," and "Collector;" projects 9 acres or less in this zone require a Zoning Permit; projects over 9 acres require a Conditional Use Permit (CUP).
- 2. A <u>VMU-Center-CU</u> Conditional Use zone, applicable along all streets in Carrboro classified "Arterial," and "Collector;" projects in this zone require a Master Plan, Conditional Use Rezoning and a CUP.
- (c) A development proposed will require a Master Plan, rezoning to <u>VMU- Center-CU</u> and a CUP when it exceeds any of the following thresholds:
  - 1. Acreage exceeding 40 acres,
  - 2. Percent of commercial square footage exceeding 40% (.40 FAR),
  - 3. Residential density exceeding 16 dwelling units per acre,
  - 4. Any proposed building exceeding 4 floors, or
  - 5. Percent of impervious surface of the development exceeding 20%.

In addition, one or more of the following may be required as a prerequisite for this rezoning to more intense use:

- 1. Location at or near the intersection of 2 Arterial Roads or of an Arterial Road with a Collector Road;
- 2. ½ mile proximity to public infrastructure such as schools and parks;
- 3. ½ mile proximity to existing intensely developed site.
- 4. Service by public transportation.
- (d) Property may be rezoned to the <u>VMU-Center-CU</u> zone only when the property proposed for such rezoning:
- 1. is so located in relationship to existing or proposed public streets that traffic generated by the development of the tract proposed for rezoning can be accommodated without endangering the public health, safety, or welfare; and
  - 2. can be served by OWASA water and sewer lines when developed;
- (e) Unlimited discretion of the Board of Aldermen to deny an application.
- (g) Threshold for requirement for submission of a Master Plan; Master Plan requirements listed

Nov 29, 2007

# Appendix 2: Article XI Supplementary Use Regulations Template "VMU-TOD" Regulations

#### A. Village Mixed Use-Corridor & VMU-Centers Development Base Provisions

- a) Arterial Roads Density, Intensity & Dimensional Requirements
  - 1. Maximum residential density 16 DU/AC allowed
  - 2. Maximum commercial floor area equal to 50% of lot acreage (.50 Floor Area Ratio) allowed along corridor
  - 3. Building height maximum 5 floors
  - 4. open space 40%

#### And, if legally permissible:

- 5. Minimum required commercial floor area equal to 10% of lot (.10 FAR) or
- 6. Minimum required residential density 7 dwelling Units per acre (DU/AC); or
- 7. Reservation along corridor of 150' wide undeveloped area for future commercial and/or high density development; this acreage would not be included in density calculations for the initial project.
- b) Collector Roads Density, Intensity & Dimensional Requirements
  - 1. Maximum residential density 5 DU/AC allowed
  - 2. Maximum commercial floor area equal to 25% of lot acreage (.25 FAR allowed along corridor
  - 3. Building height maximum 3 floors allowed
  - 4. open space 40%

#### And, if legally permissible:

- 5. Minimum required commercial floor area equal to 3% of lot acreage or
- 6. Minimum required residential density 4 dwelling Units per acre (DU/AC);
- 7. Reservation along corridor of 150' wide undeveloped area for future commercial and/or high density development; this acreage would not be included in density calculations for the initial project.
- c) Housing Diversity Requirements ("Inclusionary zoning") for projects greater than \_\_\_\_acres or more than \_\_\_\_Dwelling Units:
  - 1. Continue to seek inclusion of 15 % of Dwelling Units (DU) to be "affordable," and
  - 2. Require 40% of DU to be size-restricted, and
  - 3. Require 20% of DU must have 2 bedrooms or less
- d) Land Use Form, Spatial Relationships & Architectural Standards
  - 1. Vertically and horizontally mixed use activities & residences
  - 2. Orientation of commercial activities to sidewalk & streets along arterial & collector corridors
  - 3. Hierarchy of internal streets and alleys
  - 4. Hierarchy of pedestrian pathways
  - 5. Connections to neighbors, greenways, other developments
  - 6. Architectural Standards: Transparency of buildings along sidewalks & alleys, Entryway characteristics, "Build-to" lines, Parking in back, Massing and Articulation of building elements & architectural details to maintain sense of human scale.
  - 7. And see Section 15-176.2(f)(1) thru (5)

<u>Final Draft NSA Zoning & Regulations Update Proposal</u> By James Carnahan

- e) Livability, Public Realm & Recreation Requirements
  - 1. Landscaping & building features that help enhance livability in pedestrian areas
  - 2. Public outdoor gathering areas dining patios, neighborhood and "pocket" parks
  - 3. Access from built areas to natural and farmed open spaces
- f) Landscaping see LUO Section 15-176.2(f)(8)
- g) Streets See NSAPIRC-proposed cross-section drawings. See also LUO Section 15-176.2(f)(6)
- h) Parking except for on-street parking spaces, all parking must be to sides and rear of buildings. See also LUO Section 15-176.2(f)(7)
- i) Green Building Standards (reserved to incorporate work of "Green Community" committee) including and not limited to:
  - 1. Solar Orientation & setbacks
  - 2. Energy conservation in building design & construction
  - 3. Energy conservation thru use of sustainable-yield products, and use of recycled and locally available, "low-embodied energy" materials
  - 4. Energy production on-site from renewable sources (photovoltaics, solar hot water)
  - 5. Water conservation & re-use.

#### B. Proposed changes to RR, R-20, R-10, and R-7.5 Base Provisions

- a) Add, in the table of permissible uses, small-scale "corner store" commercial retail as well as "live-work" uses currently permitted in VMU as uses permissible in these residential zones;
- b) Include prescriptive items from current VMU and "good neighbor" standards to describe the desired outcome when small-scale commercial is developed in residential neighborhoods.

#### C. Village Mixed Use - Centers Zone

In addition to the thresholds that require <u>VMU-Center-CU</u> rezoning and Conditional Use Permit, there would be features appropriate to larger-scale developments such as

- 1) Village Common and neighborhood gathering places
- 2) Important Civic Buildings
- 3) Maximum building height may exceed 4 floors
- 4) Proportioning street & alley widths and the structures along them to create distinct "outdoor rooms."
- 5) Increased percentage of commercial square footage
- 6) A minimum percentage of dwelling units required to be attached and multi-family
- 7) Some institutional spaces required (day care, senior care, educational, library/media, worship)
- 8) Senior Housing
- 9) Transit center

#### <u>Proposal from Jay Bryan for Recommendations from the NSATPIRAC</u> For the Northern Study Area (incorporating the Mark Chilton Proposal)

- 1. New commercial-VMU and housing development should be concentrated in specific tracts on the east side of Old N.C. 86.
- 2. The west side of Old N.C. 86 should be downzoned to a rural buffer type zoning.
- 3. Three possible tracts for the type of development outlined in No. 1 above are as follows:
  - 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 currently which Omar Zinn and h is brother are attempting to develop at the corner of Eubanks and Old N.C. 86 (13 acres)
- 4. The town should begin conversations with the owners of these properties to discuss the desires of the town regarding their development of their property and the interests of the owners in such development.
- 5. Each tract should have its own overlay district with carefully drawn zoning regulations as to its development and the detailed form of the development.
- 6. Each tract and whatever development is located on it should be subject to an appropriately modified version to address commercial buildings of the architectural standards currently in place for residential development in Carrboro. As a consequence, these standards should be expanded to include multi-family, commercial and VMU development on these properties. The town should develop a bank of architects and architectural firms whose design values reflect those of the town, the approaches cited herein, and the town's architectural standards.
- 7. Each property should be zoned more specifically as follows:
  - a. The Hogan Tract on Homestead Road
    - 1. The site is an appropriate location for higher density, clustered homes of a mixed variety including single, multi-family and affordable housing.
    - 2. The site is an appropriate location for a Village Mixed Use project, based on the current VMU zoning requirements, that contains a commercial component.
    - 3. Commercial uses that would be appropriate for said site would be niche development such as a book store, cafe, bank, gallery, pre-

- school, modestly sized and scaled grocery store similar to Weaver Street, light retail such as found in Carr Mill, restaurant with outdoor dining, and dry cleaners.
- 4. Height limits should provide for appropriately scaled and located buildings and allow up to three stories for housing and commercial activities.
- 5. There should be a minimum 100', densely screened buffer between the property and adjoining neighborhoods.
- 6. Pedestrian and bicycle as well as automobile access, where reserved, to the site should be created between the site and adjoining properties.
- 7. The visual character of the site should be constructed to make e a specific and intentional connection, as seen from Homestead Road, with the brick construction, detail and style of the sections of the Carrboro's Downtown which are on the National Register for Historic Buildings. The new Weaver Street building in Hillsborough is an excellent example of such architecture.
- 8. At a minimum, there should be constructed at a cross walk from Lake Hogan Farms with a stop light to allow for pedestrian and bicycle traffic to cross Homestead Road, and ideally, a pedestrian bridge.
- 9. There should be provisions for requiring the creation of a planned green space similar to the idea of the Weaver Street Market green space, but larger, for residents and shoppers.

#### b. The Hogan Heirs Tract off Eubanks Road

- 1. The overlay zone could allow for more dense housing opportunities although this option will quite possible face strong political resistance from surrounding neighborhoods.
- 2. The zone could allow for some office space and other small scale multi-use buildings that could take advantage of the property's location near neighborhoods to the east and south and along the connector road that connects to Eubanks.
- 3. Height limits should provide for appropriately scaled and located buildings and allow for two to three story buildings.

#### c. The Zinn Property at the corner of Eubanks and Old N.C. 86

- The overlay zone would allow for small, modestly scaled office and mixed use development that would be pedestrian oriented.
   Suggestions from the Facilitated meetings held by the NSAPIRC include a café. A gas station should not be allowed.
- 2. There should be careful planning of the site and its visual impact because it is a significant gateway to Carrboro. An excellent example for such a development would be the landscaped project from Black Mountain, N.C., which was part of the visual survey, with attractively designed and scaled commercial buildings surrounding a beautifully

- landscaped center green area and careful, architecturally designed housing in the rear.
- 3. The site could be attractive for a bed and breakfast.
- 4. Height limits should provide for appropriately scaled and located buildings and allow up to two stories.
- 8. Standards should be developed for the NSA for low-impact development and for the construction of high-performance or "green buildings".
- 9. There should be developed stricter protection of streams and environmentally sensitive areas in the NSA. There should be continued preservation of the 40% open space requirements as well as future preservation of lands along Bolin Creek and within the Upper Bolin Creel Conservation Map.
- 10. There should be a focus on interconnection of neighborhoods via off-road greenways that also connect the NTA with the rest of Carrboro.
- 11. Road design standards that better support pedestrian and bicyclists should be created.
- 12. Specific land use regulations should be adopted to conserve the active farming community and protect the character and viewsheds of the area as called for in the original Northern Transition Area Plan.
- 13. The current VMU ordinance should not be changed. The completion of the Winmore will be one way to evaluate the ordinance, if necessary.
- 14. Existing residential neighborhoods and adjoining residences should be protected from the impact of the development of the three sites described above with significantly screened buffers that minimize the new development's light, noise and visual impacts and that preserve property values.
- 15. Automobile oriented uses such as drive through services, gas stations, automobile services and repair and car washes should be discouraged on the three tracts.
- 16. A sidewalk and bicycle system along Homestead Road and an off-road sidewalk and bicycle system along the east side of Old N.C. 86 that follows the design principles of the off-road system on Sanibel Island, Florida, should be initiated and completed.
- 17. A stronger lighting ordinance reducing light pollution from such projects and others should be approved by the Board of Aldermen for the NSA.
- 18. The 40% open space requirement should be maintained.

#### TO PROPOSAL OF JAY BRYAN FOR DEVELOPMENT NTA

#### **NOVEMBER 29,2007)**

1. In keeping with the recommendations of the Northern Transition Plan and recommendations that were the result of the facilitated meetings that occurred in the mid

the town should create specific form-based rezoning (as described by Jeff Kleaveland at the November 29,2007, meeting of NSAPIRC) of the following areas of town in order to maximize their potential for commercial development and tax revenue.

- a. Carrboro Plaza
- b. The land directly across the Bypass which adjoins the Post Office
- c. The downtown area of Carrboro that includes Harris Teeter and Fitch Lumber as well as properties along the rail road tracks.
- d. The Carolina North Property located within the planning jurisdiction town limits of the town.
- e. The property of P.H. Craig which is located on the south side of School Road.
- The above entitled rezonings and redevelopment should take place concurrently with the plan submitted by Jay Bryan attached to the inaterials being reviewed by the Board of Aldermen.
- The town should work with the Town of Chapel Hill is examining how best to plan in the planning areas of both towns in a way that is sensitive to the needs and wishes of the citizens located in such areas.

#### TO PROPOSAL OF JAY BRYAN FOR DEVELOPMENT NTA

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# WORKSESSION ON RECOMMENDATIONS FROM THE NORTHERN STUDY AREA PLAN IMPLEMENTATION REVIEW COMMITTEE

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 was provided.

Trish McGuire, the town's Planning Administrator, made the presentation.

Tom High, a member of the NSAPIRC, stated that he had voted no on several issues because the group did not use the consensus plan.

It was the consensus of the Board to request that the town staff prepare a schedule for reviewing the NSAPIRC recommendations based on the following categories:

- 1. zoning issues
- 2. environmental items, form and, transportation/connectivity
- 3. changes to the land use ordinance

MOTION WAS MADE BY DAN COLEMAN AND SECONDED BY RANDEE HAVEN-O'DONNELL TO THANK THE MEMBERS OF THE NORTHERN STUDY AREA PLAN IMPPLEMENTATION REVIEW COMMITTEE FOR THEIR WORK, THAT THE COMMITTEE MEMBERS BE ENCOURGED AS INDIVIDUALS TO CONTINUE TO PARTICIPATE IN THE REVIEW PROCESS, AND THAT THE COMMITTEE BE DISSOLVED. VOTE: AFFIRMATIVE SIX, ABSENT ONE (HERRERA)

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#### **BOARD OF ALDERMEN**

ITEM NO. D(1)

# **AGENDA ITEM ABSTRACT**MEETING DATE: MARCH 4, 2008

SUBJECT: MONTHLY OWASA DROUGHT UPDATE

DEPARTMENT: MANAGER'S OFFICE	PUBLIC HEARING: NO
ATTACHMENTS:	FOR INFORMATION CONTACT: Ed Kerwin (537-4217)

#### **PURPOSE**

The purpose of this agenda item is for OWASA staff to give the Board of Aldermen a brief update on the status of our water supply during the ongoing drought.

#### **INFORMATION**

On January 15<sup>th</sup>, 2008, OWASA staff presented the 2007 update to the OWASA Comprehensive Water and Sewer Master Plan. During that discussion, the Board of Aldermen requested monthly updates on the status of our water supply during the ongoing drought.

#### FISCAL IMPACT

There is no fiscal impact associated with this report.

#### RECOMMENDATION

Town staff recommend that the Board of Aldermen accept this report.