

BOARD OF ALDERMEN

ITEM NO. (1)

AGENDA ITEM ABSTRACT

MEETING DATE: April 8, 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. NSAPIRC recommendations C. Resolution 116, adopted 3/4/08 D. Minutes, February 12 and March 4, 2008 E. Info on Form-based zoning F. Site plan – Homestead Site | FOR INFORMATION CONTACT: Patricia McGuire – 918-7327 Roy Williford - 918-7325 Lisa Buckley – 918-7334 |

PURPOSE

On February 12, 2007, the Board of Aldermen held a worksession on a series of recommendations made by the Northern Study Area Plan Implementation Review Committee. On March 4th, the Board of Aldermen adopted a resolution that specified next steps related to the recommendations and requested a worksession to examine certain issues in greater detail. A resolution that provides an opportunity for the Board of Aldermen to specify follow-up actions is provided.

INFORMATION

The Board's action on March 4th emphasized the following actions and anticipated schedule. A full copy of the next steps, as included in Resolution 116, adopted on March 4th, is attached (*Attachment C*).

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

The Board of Aldermen further noted that they wished to

- 1) receive information on economic viability of recommendations in early fall as part of schedule in Resolution 116,
- 2) review the recommendations in greater detail in a worksession, with particular emphasis on considering the mechanics of form-based zoning (*Attachment E - background information on form-based zoning*),
- 3) review copies of all notes of the NSAPIRC meetings (*copies have been distributed to Board members and posted to the Town's website*),

- 4) review North Carolina examples of form-based zoning (*to be included in presentation*),
- 5) examine maps of walking radii from sites that were selected for rezoning by NSAPIRC (*to be included in presentation*),
- 6) examine plan for redeveloping small parcel along arterial road in NSA (*Attachment F – VMU Corridor – small lot case study illustrates the possible redevelopment of an existing parcel on Homestead Road prepared by James Carnahan and reviewed by the NSAPIRC at its meeting on November 29, 2007*).

During the worksession, staff will present a summary of the NSAPIRC's work, including materials from the April and June Community Forums, and additional information supporting the items described above.

Background from March 4, 2008 Meeting

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 D*). Staff has evaluated the 13 NSAPIRC recommendations and classified the items into five categories: Rezoning-related, Form-based code, VMU modifications, Environment & Greenways, and Other. The table below shows this classification. 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: <ol style="list-style-type: none"> 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 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 |

| New ID | Old ID | Recommendation from NSAPIRC (12/11/07) |
|-------------------------|--------|---|
| | | 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: <ul 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: <ul 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. 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. |

FISCAL IMPACT

Under the current adopted schedule from March 4th, professional services will likely be needed to support the assessment, community outreach and creation of form-based code. Specific costs are not known at this time.

STAFF IMPACT

Internal resources are expected to be available for other tasks, including text and map amendments and any Joint Planning procedural steps. A more detailed schedule, based on Resolution 116 or any other actions identified by the Board of Aldermen during this worksession, will be prepared soon and particular staff impacts will be specified at that time.

STAFF RECOMMENDATION

The staff recommends that the Board of Aldermen consider the attached resolution specifying any follow up action in addition to, or substitution of, that noted in Resolution 116 (*Attachment A*).