

BOARD OF ALDERMEN

ITEM NO. D(4)

AGENDA ITEM ABSTRACT

MEETING DATE: June 17, 2008

TITLE: Status Report – Analysis of Selected Recommendations from Northern Study Area Plan Implementation Review Committee

DEPARTMENT: PLANNING	PUBLIC HEARING: YES _ NO <u>X</u>
ATTACHMENTS: A. Resolution B. Resolution by the BOA on 3/4/08 C. Minutes, April 8, 2008 D. Staff memo and attachments	FOR INFORMATION CONTACT: Patricia McGuire – 918-7327 Roy Williford - 918-7325

PURPOSE

On April 8, 2008, the Board of Aldermen directed staff to proceed with evaluation of four of the NSAPIRC recommendations. Staff is proceeding on those directions and offers this status report on progress to date. A resolution accepting the report is provided for the Board's use.

INFORMATION

On April 8th, the Board of Aldermen reviewed the NSAPIRC's recommendations from December 11 and requested information on whether Belmont or Huntersville's form-based codes have affordable housing components (*Attachments B and C*). In addition, the Board requested that the map of sparsely developed properties in the NSA be emailed to the Board and included in the next discussion of the NSA recommendations. It was the consensus of the Board to focus on NSA Recommendations 1, 2, 3, and 4 (to include #10 along with #4).

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 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: <ul 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
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

Staff has begun the analysis/evaluation of these recommendations, as described in the attached Staff memo (*Attachment D*).

FISCAL IMPACT

None in association with accepting this report.

STAFF IMPACT

Internal resources are expected to be available for other tasks, including research, text and map amendments and any Joint Planning procedural steps.

STAFF RECOMMENDATION

The staff recommends that the Board of Aldermen consider the attached resolution accepting this report on the status of an evaluation of selected NSAPIRC recommendations (*Attachment A*).