

BOARD OF ALDERMEN

ITEM NO. C(2)

AGENDA ITEM ABSTRACT MEETING DATE: December 8, 2009

TITLE: Request to Set a Public Hearing on an Ordinance Amending Street Separation Requirements

DEPARTMENT: PLANNING	PUBLIC HEARING: YES _ NO X _
ATTACHMENTS: A. Resolution B. LUO Amendment request C. Draft Ordinance	FOR INFORMATION CONTACT: Patricia McGuire – 918-7327 Michael Brough – 929-3905

PURPOSE

A draft ordinance amending the Land Use Ordinance to revise street separation requirements in developments that are connected to Village Mixed Use districts has been prepared. A resolution that sets the public hearing on the draft ordinance and refers the ordinance for Orange County and advisory board review is recommended for the Board's adoption.

INFORMATION

The Town has received a request from Rosemary Waldorf of Bryan Properties, on behalf of the University of North Carolina at Chapel Hill (UNC-CH) (*Attachment B*). The request seeks an amendment to the Land Use Ordinance to reduce the street separation requirements when streets are connected to a Village Mixed Use (VMU) district and use the street geometry of the VMU district. UNC-CH has submitted an application for the Carolina Commons development on land that is adjacent to the Winmore VMU. Three streets from the Winmore VMU terminate at the southern boundary of the Carolina Commons property.

A draft ordinance that responds to this request has been prepared (*Attachment C*). The draft ordinance adds a provision reducing the separation needed in developments that connect to VMUs. It is necessary for the Board of Aldermen to hold a public hearing on a draft ordinance prior to taking any action. It is also necessary for the draft ordinance to be referred to Orange County and the Planning Board for review.

FISCAL IMPACT

Public hearings incur costs associated with advertising, advisory board, and staff review.

STAFF RECOMMENDATION

The staff recommends that the Board of Aldermen adopt the resolution (*Attachment A*) setting a public hearing for January 26, 2010 and referring the draft ordinance for advisory board review.