

A RESOLUTION ADOPTING A STATEMENT
EXPLAINING THE BOARD OF ALDERMEN'S REASONS FOR ADOPTING
AN AMENDMENT TO THE TEXT OF THE CARRBORO LAND USE ORDINANCE
Resolution 90/2009-10

WHEREAS, an amendment to the text of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: AN ORDINANCE REVISING CARRBORO LAND USE ORDINANCE TO REDUCE STREET SEPARATION REQUIRMENTS IN DEVELOPMENTS THAT CONNECT TO VILLAGE MIXED USE DISTRICTS

NOW THEREFORE, the Board of Aldermen of the Town of Carrboro Resolves:

Section 1. The Board concludes that the above described amendment is consistent with enabling authority as specified in 2.42 and 2.52 of the Carrboro Vision 2020 Policies.

Section 2. The Board concludes that its adoption of the above-described amendment is reasonable and in the public interest because the Town seeks to minimize the width and intensity of new road construction and to continue to implement the Northern Study Area Plan.

Section 3. This resolution becomes effective upon adoption.

A RESOLUTION ADOPTING A STATEMENT
EXPLAINING THE BOARD OF ALDERMEN'S REASONS FOR REJECTING AN
AMENDMENT TO THE TEXT OF THE CARRBORO LAND USE ORDINANCE

WHEREAS, an amendment to the text of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: AN ORDINANCE REVISING CARRBORO LAND USE ORDINANCE TO REDUCE STREET SEPARATION REQUIREMENTS IN DEVELOPMENTS THAT CONNECT TO VILLAGE MIXED USE DISTRICTS

NOW THEREFORE, the Board of Aldermen of the Town of Carrboro Resolves:

Section 1. The Board concludes that the above described amendment is not consistent with Town policies and regulations.

Section 2. The Board concludes that its rejection of the above described amendment is reasonable and in the public interest because existing regulations are appropriate.

Section 3. This resolution becomes effective upon adoption.

AN ORDINANCE REVISING CARRBORO LAND USE ORDINANCE TO REDUCE
STREET SEPARATION REQUIREMENTS IN DEVELOPMENTS THAT CONNECT
TO VILLAGE MIXED USE DISTRICTS

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

Section 1. Subsection 15-218 (c) is rewritten to read:

(c) Except as otherwise provided in subsections (d) and (e):

Section 2. Section 15-218 is further amended by the addition of a new subsection (e) that reads as follows:

(e) Notwithstanding the foregoing, two streets may intersect with another street on the same side at a distance of less than 400 feet, measured from centerline to centerline of the intersecting streets, if the street with which the two streets intersect is connected to a street within a village mixed use development and a development itself is adjacent to a village mixed use development. However, in no event, may the two streets intersect at a distance of less than 125 feet.

Section 3. All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 4. This ordinance shall become effective upon adoption.

Carrboro Development Guide
APPENDIX A

TOWN OF CARRBORO
LAND USE ORDINANCE AMENDMENT REQUEST

To the Board of Aldermen, the Planning Board, and the Appearance Commission, as appropriate, of the Town of Carrboro:

I (we), the undersigned, do hereby respectfully make application and petition the Board of Aldermen to amend the Land Use Ordinance. In support of this application, the following facts are shown:

1) The Land Use Ordinance, at present, would allow:

Section 15-218 (c) (1) No two streets may intersect with any other street on the same side at a distance of less than 400 feet measured from centerline to centerline of the intersecting street.

2) The proposed amendment to the Land Use Ordinance would allow:

Streets to intersect with another street on the same side at distances of less than 400 feet, measured from centerline to centerline of the intersecting street, if they are connected to a Village Mixed Use district and use the street geometry of the VMU district.

3) State the reasons for the proposed amendment:

Properties adjacent to Village Mixed Use Districts should be allowed to connect to the village. Any Carrboro MUV will be compact, walkable, and transit friendly. Adjacent connecting properties should also have these characteristics. Winmore, for example, has numerous intersections that are around 200 feet apart and one intersection of 110 feet.

This LUO amendment would facilitate traffic calming. Narrower streets and shorter blocks encourage drivers to move more slowly and create an environment that is safer and more inviting for pedestrians. This request is consistent with NC DOT's Traditional Neighborhood Development Street Design Guidelines, which call for "a dense network of narrow streets with reduced curb radii...to both slow and disperse vehicular traffic and provide a pedestrian friendly atmosphere."

Signature: _____

Rosemary Waldorf
Rosemary Waldorf, for Bryan Properties, Inc.

Address: Bryan Properties, 410 Market St., #420, Chapel Hill, NC 27516

Telephone Number: (919) 933-4422

ORANGE COUNTY PLANNING & INSPECTIONS DEPARTMENT

Craig N. Benedict, AICP, Director

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**306F Revere Road
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TRANSMITTAL DELIVERED VIA EMAIL

January 8, 2010

Patricia J. McGuire, AICP
Planning Administrator
Town of Carrboro
301 W. Main St.
Carrboro, NC 27510

SUBJECT: Joint Planning Review of Proposed Ordinance Amendments

Dear Trish:

Thank you for the opportunity to review the following Land Use Ordinance amendments received by us on December 31, 2009 and proposed for town public hearing on January 26, 2010:

- Modifying Street Separation Requirement
- Revisions to Lighting Provisions
- Modifications to Buffer and other Provisions for Compliance with Jordan Lake Rules

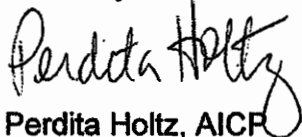
We find no inconsistency with the adopted *Joint Planning Area Land Use Plan* on these proposed amendments. We'd like to offer the following general comments:

- In the proposed Lighting section of the Ordinance – Section 15-242.3(c): the term “substantial buildings” is used but we have been unable to find a definition of the term in the Town’s LUO. We suggest that a definition be added for “substantial building” in order to be clear as to what types of buildings this provision applies.
- In the proposed Lighting section of the Ordinance – Section 15-242.4(a) and (b): We believe the words “to see” are used in these sections to mean “to ensure.” If so, we suggest that “to ensure” or a similar synonym be used as we find the term “to see” as used in this context to be vague.

- In the proposed Lighting section of the Ordinance – Section 15-242.4(a): in the last sentence, there appears to be a typo; the word “or” should be “for.”

If you have any questions or need additional information, please let me know.

Sincerely,



Perdita Holtz, AICP
Planning Systems Coordinator

TOWN OF CARRBORO

TRANSPORTATION ADVISORY BOARD

RECOMMENDATION

January 21, 2010

SUBJECT: Request to modify Land Use Ordinance Sec. 15-218(c)(1) regarding street separation requirements

MOTION: The Transportation Advisory Board recommends to the Board of Aldermen that Land Use Ordinance Sec. 15-218(c)(1) not be changed at this time. We would recommend that the developer ask for an exception to the LUO and justify the exception, with a review and approval by the Town Engineer. If an exception is not possible, before recommending that the LUO be changed, the TAB would like to hear from transportation professionals on how such a change could positively or negatively affect future developments.

Moved: Perry

Second: LaJeunesse

VOTE: Ayes (6): Hileman, Brown, Perry, LaJeunesse, Krasnov, Michler. Nays (0). Abstain (0). Absent (1): Amoni.



with approval from

Charlie Hileman

TAB Chair

1 / 22 /10

DATE



TOWN OF CARRBORO

PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

RECOMMENDATION

THURSDAY, JANUARY 21, 2010

Land Use Ordinance Text Amendment to reduce street separation requirements in developments that connect to village mixed use districts

Motion was made by Damon Seils and seconded by James Carnahan that the Planning Board recommends that the Board of Aldermen adopt the draft ordinance.

VOTE: **AYES**: (6) Matthew Barton, James Carnahan, Debra Fritz, Damon Seils, David Shoup, and Rose Warner; **ABSENT/EXCUSED**: (4) Rich Bell, David Clinton, Heidi Paulsen and Susan Poulton; **NOES**: (1) Sharon Cook; **ABSTENTIONS**: (0)

Associated Findings

By a unanimous show of hands, the Planning Board membership also indicated that no members have any financial interests that would pose a conflict of interest to the adoption of this amendment.

Furthermore, the Planning Board of the Town of Carrboro finds that the proposed text amendment The Board concludes that the above described amendment is consistent with Carrboro Vision 2020 policies specified in 2.42 and 2.51 that seek to minimize the width and intensity of new road construction and continue to implement the Northern Study Area Plan.

The motion on Associated Findings was moved by James Carnahan and seconded by Damon Seils.

VOTE: **AYES**: (6) Matthew Barton, James Carnahan, Debra Fritz, Damon Seils, David Shoup, and Rose Warner; **ABSENT/EXCUSED**: (4) Rich Bell, David Clinton, Heidi Paulsen and Susan Poulton; **NOES**: (1) Sharon Cook; **ABSTENTIONS**: (0)

Matthew Barton 1/22/10
(Chair) (Date)