

## BOARD OF ALDERMEN

ITEM NO. (3)

### AGENDA ITEM ABSTRACT MEETING DATE: September 28, 2010

**TITLE: Public Hearing to Consider a Map Amendment for a Portion of the Property Located at 8110 Old NC 86/Phases 3 and 4 of the Ballentine Development from R-R to R-10/B-3 Planned Unit Development**

DEPARTMENT: <b>PLANNING</b>	PUBLIC HEARING: <b>YES</b> <u><b>X</b></u> <b>NO</b> <u>    </u>
ATTACHMENTS: <b>A. Resolution</b> <b>B. Ordinance amending zoning map</b> <b>C. Petition for change of zoning</b> <b>D. Staff Memo</b> <b>E. Mailing certification</b> <b>F. Excerpt of LUO provisions and NSA Plan</b> <b>G. Advisory Board Recommendations</b>	FOR INFORMATION CONTACT: Patricia McGuire – <b>918-7327</b>

#### PURPOSE

Section 15-321 provides for the initiation of amendments to the Town's zoning map. Such a petition has been received from M/I Homes LLC regarding the rezoning of its property at 8110 Old NC 86. A resolution that provides an opportunity for the Board of Aldermen to set a public hearing date, direct the staff to prepare an appropriate ordinance, and refer the request to advisory boards is provided.

#### INFORMATION

A petition to amend the zoning map for the M/I Homes property from R-R to R-10/B-3 PUD (Planned Unit Development) was submitted on July 27, 2010 (*Attachment C*). The property is located on Old NC 86 and is the site of the approved Ballentine AIS subdivision, for which a conditional use permit was issued August 28, 2007 (see [http://www.townofcarrboro.org/BoA/Agendas/2007/08\\_28\\_2007.html](http://www.townofcarrboro.org/BoA/Agendas/2007/08_28_2007.html) for additional information. A staff memo provides (*Attachment D*) provides an evaluation of the rezoning request. The petition was referred to the Planning Board, Economic Sustainability Commission, Transportation Advisory Board, and Northern Transition Area Advisory Commission for review and recommendations are attached (*Attachment G*).

#### FISCAL AND STAFF IMPACT

If the rezoning request is approved, the property owner will be able to submit an application for a conditional use permit for a planned unit development that contains a larger number of residential units and limited commercial development, as well. If developed at a level consistent with the uses and density permitted, the tax value of the property may be expected to be somewhat higher than that which would result from development under the existing zoning. Without a specific plan, however, it is not possible to estimate possible revenue or service costs. Minimal staff impact is 09-28-2010#3

expected in association with updating the zoning map to reflect the change. No extraordinary staff impact is expected from processing a conditional use permit application for a planned unit development.

### **STAFF RECOMMENDATION**

The staff recommends that the Board of Aldermen consider the provisions of Section 15-324 and 15-325 and decide whether the requested amendment advances the public health, safety, or welfare. A resolution of consistency regarding the Board's action and a draft ordinance have been prepared (*Attachments A and B*).