

Board of Aldermen

ITEM NO.: D(5)

AGENDA ITEM ABSTRACT

MEETING DATE: February 21, 2012

TITLE: Presentation of the Final Report for the Northern Study Area Design Workshop

DEPARTMENT: PLANNING	PUBLIC HEARING: YES _ NO _X_
ATTACHMENTS: A. Resolution B. June 17th, 2008, Agenda Item C. Workshop invitation D. Workshop report (PENDING)	FOR INFORMATION CONTACT: Jeff Kleaveland – 918-7332 Patricia McGuire – 918-7327

PURPOSE

With the assistance of the Durham Area Designers (DAD), the Town hosted a design workshop on February 26, 2011 at Morris Grove Elementary School to explore diversifying land use in the Northern Study Area pursuant to rezoning recommendations from the *Northern Study Area Plan Implementation Review Committee*. DAD had since completed the report detailing the findings from the workshop and is presenting this to the Board. Staff recommends that the Board adopt the attached resolution accepting the report.

INFORMATION

The Board of Aldermen established a review committee, the Northern Study Area Plan Implementation Review Committee (NSAPIRC) on March 6th, 2007. The NSAPIRC met throughout the spring, summer, fall, and early winter of 2007, with community forums held in April and June. On December 11, 2007, the NSAPIRC, per the tasks outlined for them by the Board of Aldermen, formulated several recommendations regarding the NSA plan and its implementation.

The DAD Design Workshop report is an outgrowth of the NSAPIRC/Board process and provides information that may be instructive to future ordinance amendments or rezoning proposals. It was proposed by staff and agreed to by the Board of Aldermen, that a design workshop would form a suitable participatory venue to engage property owners and stakeholders in the discussion.

On April 8th, 2008 the Board directed staff to proceed with a detailed evaluation of four of the NSAPIRC recommendations (Attachment B). A design workshop was one of the recommended actions for exploring recommendations 1 and 2. For more specific information please see the complete June 17, 2008 agenda item (Attachment B). In light of this, it was agreed that staff would invite property owners of specific tracts suitable for such development to participate in a design workshop to be facilitated by the Durham Areas Designers group. Citizens in the area would be notified subsequent to securing commitments from property owners.

Only one property owner, Parker Louis, LLC, (as represented by the Zinn brothers) committed to partake in the workshop. Since owner participation is central to the design workshop process, the Parker Louis property became the primary focus of the workshop (along with associated roadway concerns). Again, citizen stakeholders in the vicinity were invited to the workshop.

An orientation meeting on the project was held in the evening on Wednesday, February 2nd, 2011, with approximately 20 citizens in attendance (Attachment C). Approximately 30 citizens participated in the day-long workshop on Saturday, February 26th. The purpose of the event was to explore the possibility of neighborhood-commercial land uses and additional residential density on the Parker Louis, LLC property; about 30 acres in combined parcels at the intersection of Eubanks Road and Old NC 86. Transportation improvements along the roadways were also considered. Workshop participants were invited to a follow-up meeting to discuss and confirm the elements of the concept plans on June 6th, 2011. The attached report summarizes the process and product of the design workshop (Attachment D, PENDING). Contained therein are five conceptual designs for the subject parcels. These concepts are for illustration purposes only and reflect the particular dynamic of the workgroup that created them.

Next steps

Staff recommends that Board accept the report and consider a follow-up work session to evaluate the concepts in further detail prior to defining new regulation.

FISCAL AND STAFF IMPACT.

To be determined. Staff will continue to analyze zoning tools and strategies that may be used to accomplish the community's goals for the Northern Study Area.

RECOMMENDATION

The staff recommends that the Board of Aldermen accept the NSA Workshop report.