

**A RESOLUTION ACCEPTING A STATUS UPDATE ON THE NORTHERN STUDY AREA
(NSA) DESIGN WORKSHOP**

Draft Resolution No. 86/2011-12

WHEREAS, the Board of Aldermen, in the interest of exploring future land-use policies in the Northern Study Area and encouraging citizen participation, contracted with the Durham Area Designers to facilitate a design workshop for NSA residents to explore future development possibilities for the area; and

WHEREAS, The NSA Design Workshop and follow-up meeting have occurred and a final report for the Board has been prepared by the Durham Area Designers:

NOW, THEREFORE BE IT RESOLVED that the Carrboro Board of Aldermen hereby accept the NSA Design Workshop report from the Durham Area Designers.

BOARD OF ALDERMENITEM 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: <ul style="list-style-type: none"> 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*).

ATTACHMENT A

A RESOLUTION ACCEPTING THE STATUS REPORT ON
EVALUATION/ANALYSIS OF RECOMMENDATION OF THE NSAPIRC
Resolution No. 181/2007-08

WHEREAS, the Carrboro Board of Aldermen seeks to consider fully policies, plans and regulations; and

WHEREAS, the Board of Aldermen established a process to review and update the Facilitated Small Area Plan for Carrboro's Northern Study Area and appointed the NSAPIRC to carry out this process; and

WHEREAS, the NSAPIRC has conducted this review, received public input at two community forums and made recommendations on the NSA Plan; and

WHEREAS, the Board of Aldermen adopted Resolution 116 specifying follow-up actions and a schedule of anticipated completion, and modified the scope of follow-up slightly upon further review on April 8, 2008; and

WHEREAS, staff has prepared a status report on action to date regarding the review of recommendations.

NOW, THEREFORE BE IT RESOLVED that the Board of Aldermen accepts this report.

The following resolution was introduced by Alderman Randee Haven-O'Donnell and dual Alderman Dan Coleman.

A RESOLUTION SPECIFYING FOLLOW-UP TO THE RECOMMENDATIONS OF THE NSAPIRC
REGARDING THE IMPLEMENTATION OF THE FACILITATED SMALL AREA PLAN FOR
CARRBORO'S NORTHERN STUDY AREA
Resolution No. 116/2007-08

WHEREAS, the Carrboro Board of Aldermen seeks to fully consider policies, plans and regulations; and

WHEREAS, the Board of Aldermen established a process to review and update the Facilitated Small Area Plan for Carrboro's Northern Study Area and appointed the NSAPIRC to carry out this process; and

WHEREAS, the NSAPIRC has conducted this review, received public input at two community forums and made recommendations on the NSA Plan; and

WHEREAS, the Board of Aldermen has identified targeted rezoning as its high priority for acting on the NSAPIRC recommendations, with other items to be scheduled following this action; and

WHEREAS, staff has prepared a possible schedule, with expected timeframe/milestones noted.

NOW, THEREFORE BE IT RESOLVED that the Board of Aldermen accepts the following as its desired schedule for follow-up on the NSAPIRC recommendations:

Anticipated Completion Date	New ID/NSA Recommendation
Spring 2009 (To be reported with comprehensive review update, spring 2008) (Pending completion of 1-5, 11)	1,2,3,4,5, 10 (possibly 11) 6,7,8,9 12

Particular time frames associated with Recommendations 1 through 5 and, possibly, 11 are noted here:

2008

March 15-May 30 – Staff evaluates specified tracts for development suitability, including environmental issues, evaluates plan and policy documents for consistency. Board worksession on VMU ordinance particulars

June 1 – August 30 – Staff prepares reports on possible rezoning actions and any text amendments that are related to the proposed zoning designations, (e.g. VMU).

September – Preliminary review of evaluation, rezoning report, and possible LUO text amendments by Planning Board, other advisory boards and Board of Aldermen.

October 23 – (Optional) Report to JPA regarding NSAPIRC recommendations, possible rezonings, and related LUO text amendments.

December – Decision by Board of Aldermen regarding submittal of rezoning proposal for April 2009 JPA Public Hearing.

2009

January – Submittal to Orange County for JPA Public Hearing; Map amendments and plan amendments, if needed.

February/March – Public hearing notice approved by BOCC; Carrboro and Orange County staff collaborate on JPA rezoning report.

April – Joint Planning Public Hearing; Amendments referred to respective Planning Boards for recommendations (Carrboro and Orange County for map amendments, Chapel Hill also, if any plan amendment)

May – Planning Boards complete recommendations

June – JPA partners, Board of Aldermen, Chapel Hill Town Council (if needed), and Orange County Board of County Commissioners, decide on amendments.

BE IT FURTHER RESOLVED that the Board schedule a worksession for April to discuss the NSAPIRC recommendations, including discussion of formed-based zoning, and that the minutes of the NSAPIRC meetings be provided to the Board, that slides of examples of local interpretation of formed-based and new urbanist zoning be provided, that maps showing the walking radius of properties on the short list be provided, and that a site plan showing a small new urbanist project be provide.

The foregoing resolution having been submitted to a vote received the following vote and was duly adopted this 4th day of March 2008:

Ayes: Joal Hall Broun, Mark Chilton, Dan Coleman, Randee Haven-O'Donnell, Jacquelyn Gist, John Herrera, Lydia Lavelle

Noes: None

Absent or Excused: None

**WORKSESSION ON RECOMMENDATIONS FROM NORTHERN STUDY AREA PLAN
IMPLEMENTATION REVIEW COMMITTEE**

On February 12, 2007, the Board of Aldermen held a worksession on a series of recommendations made by the Northern Study Area Plan Implementation Review Committee. On March 4th, the Board of Aldermen adopted a resolution that specified next steps related to the recommendations and requested a worksession to examine certain issues in greater detail. A resolution providing an opportunity for the Board of Aldermen to specify follow-up actions was provided.

Trish McGuire, the town's Planning Administrator, and Lisa Buckley, one of the town's Planners, made presentations.

The Board requested information on whether Belmont or Huntersville's form-based codes have affordable housing components. 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).



TOWN OF CARRBORO

NORTH CAROLINA

TRANSMITTAL

PLANNING DEPARTMENT

DELIVERED VIA: ☐ HAND ☐ MAIL ☐ FAX ☒ EMAIL

To: Steve Stewart, Town Manager
Mayor and Board of Aldermen

From: Patricia J. McGuire, Planning Administrator

Date: June 12, 2008

Subject: NSAPIRC Recommendations 1-4/10 – Status of follow-up

Recommendations #1 and #2

The NSAPIRC recommendation (#1) identifies three areas for possible rezoning to either commercial or VMU development, the Hogan tract on Homestead Road, the property at Eubanks and Homestead in which the Zinns have an interest/own, and the Hogan Heirs property east of Moniese Nomp Park. Recommendation #2 focuses on the Hogan tracts on Homestead Road, with an emphasis on larger scale commercial development for this location. Staff has examined these tracts and added adjacent lots, where it appeared appropriate. Two other sites/areas have been included, based on their appropriateness under the criteria noted by the NSAPIRC.

The recommendation further notes that the selected areas must have “good access to arterial roads and minimal environmental constraints, per the Town’s natural constraints map (*Attachment D-6*).” Five areas are summarized in the table below, with statistics on existing and possible residential development potential under R-10 and R-7.5 zoning (as applies to VMU CU and O/A CU districts) (*Attachment D-7*). These figures represent net density calculations, per the Land Use Ordinance; reductions have been applied in relation to the extent the areas are constrained by natural and man-made features. It should be noted that all five areas, though within the Town’s planning jurisdiction, are outside the Town limits and therefore currently ineligible for transit service. It should also be noted some of these areas include existing structures; retention and ongoing use/incorporation into any plans for new development is expected to be a topic of further discussion.

ATTACHMENT D-2

Area	Est. Acres *	#Lots	Zoning/Current Potential	VMU/OA Potential @R-10/R-7.5	Owners
A – Homestead South	91	9	R-15, B-3-T/245	367/490	Hogan, Blackwood, Short LLC, Picornell, Roberts
B – Old 86 West	173	3	R-R/154	616/894	Blackwood, Roberson Rockwell, Pinney
C – Old 86 East	36*	1	R-20/69	138/184	Blocker
D – Monies Nome East	66	4	R-R/74	296/429	Leak, Hogan Heirs
E – Eubanks N	31*	9	R-R/21	84/121	Parker Louis LLC, King, Mann,

*current acreage limitations would preclude application of either VMU or OA to these sites

Area A. This area encompasses the Hogan tracts, as identified by the NSAPIRC and also includes underdeveloped lots on the west up to the Calvander intersection. The lots are both open and wooded and have a range of uses, including farm fields, single-family residences, and an auto repair garage. The area has extensive frontage along Homestead Road, a state-owned and maintained arterial, as well as some frontage along Old NC 86. Public streets are stubbed out from adjoining properties as follows: on the southwest from Sunset Creek, on the southeast, from Tramore West. Water and sewer services are provided in close proximity to this area. Design for development of this area presents an opportunity to tie together the portions of the Town that are above and below Homestead Road.

Area B. This area was not identified by the NSAPIRC, but was included in a report to the Board of Aldermen in 2004 on commercial development opportunities in the Northern Study Area. The area encompasses the northwest corner of the Calvander intersection and additional properties to the north along Old NC 86. In conjunction with Area C, this area might present an opportunity for an arterial road based village center. Sewer lines from the Lake Hogan Farms development have been stubbed out to Old NC 86. The main channel of Bolin Creek flows west and north through this area and one large pond is found here.

Area C. Approximately 36 acres in size, this area makes up most of the western boundary of Lake Hogan Farms. At least one street connection is proposed from that development. This area includes environmentally sensitive areas near Bolin Creek; the land cover is primarily pine forest. An underground gas line traverses the property from southwest to northeast.

Area D. This area encompasses the Hogan Heirs property identified by the NSAPIRC in its recommendations. An existing drive easement provides access to the area from Homestead Road. Tallyho Trail stubs out to this area from the west and the planned Lake Hogan Farms connector road. The planned extension of Lake Hogan Farms Road to serve Moniese Nomp is currently expected to travel through this area, at least in part.

ATTACHMENT D-3

Sewer lines are in place serving the town homes at Lake Hogan Farms, and water and sewer service will be extended to the Legends at Lake Hogan and Ballentine.

Area E. These 30 acres are within the area of the NSA known as Meadow Flats, due to the upland high water table. This environmental feature does result in some reduction in development potential when the net density calculations are completed. The proximity of this area to arterial streets (Eubanks and Old NC 86), outdoor recreation areas (Moniese Nomp, Duke Forest) and public facilities (Morris Grove Elementary, possible new CHCCS Middle School and/or administrative offices), as well as relatively easy access to interstate highways (I-40 at MLK, and I-85 at Hillsborough) are noteworthy in relation to increased development potential. Water and sewer are available via the extensions that have been made to serve Morris Grove Elementary School.

Zoning tools currently available to pursue rezoning. Five rezoning schemes are currently available by which the areas described above could be reclassified for commercial or VMU development. Each of these schemes would require initiation by the property owners. Acreage thresholds/limitations are present, but will be examined in greater detail in a subsequent report. The rezoning schemes are: village mixed use conditional use, office/assembly conditional use, conditional use, planned unit development. The table below summarizes residential density and commercial opportunities under these approaches.

Zoning District	Residential Density	Commercial Base Zone; # commercial uses
VMU CU	10,000 sq ft/dwelling	B-3-T;
O/A CU	7,500 sq ft/dwelling	O/A;
(Zone) CU	2,000 sq ft/dwelling and up, where available	Based on selected zone(s)
PUD	2,000 sq ft/dwelling and up, where available	Based on selected zone(s)

Other approaches that could be utilized to create commercial and/or mixed use opportunities include general, town-initiated rezonings to B-3, which also includes some permitted residential uses or B-4, which does not.

Zoning tools that might be utilized for these areas. A design-charrette generated small area plan for some or all of these areas could identify desired development patterns and new regulatory standards. During its preparation and adoption, the NSA plan received considerable scrutiny. The NSAPIRC's review process also included public input sessions. Property owner and public participation in the selection of specific site designs and/or development patterns will result in clear identification of interests and opportunities. A variety of approaches could be used to accomplish this. The American Institute of Architects sponsors a regional/urban design assistance team (R/UDAT) program. Faculty from the School of Design at North Carolina State University have participated in this program for many years, assisting local governments in the review of

ATTACHMENT D-4

existing plans and regulations, conducting design workshops and charrettes that have lead to reports and action plans for the selected study area. The R/UDAT approach is very similar to that used by Walkable Communities for Carrboro's Downtown Visioning effort in 2001. The Durham Area Designers (DAD), currently working with the Town of Chapel Hill and the Rogers Road Task Force, provide a similar service in our region.

Design workshops could examine some or all of the existing zoning options for the areas, or focus entirely on development possibilities in keeping with town policies, NSAPIRC recommendations, property owner and neighbor interests, et cetera. Following the completion of the design process, existing regulations would be amended or new regulations developed to achieve the selected type, amount, and location of development.

Other considerations. A market analysis of the appropriate mix of residential and non-residential development in the NSA would be beneficial. A market analysis would include collection of data on incomes and purchasing patterns in order to assist the Town in targeting the type and amount of new commercial enterprises that would complement existing businesses.

Recommendation #3

The table below presents the components of this recommendation. Comments are provided related to possible follow-up action.

NSAPIRC Recommendation for changes to VMU CU	Existing provision, if applicable	Comments
Require minimum commercial components (minimum percentage of commercial)	None (5-acre maximum or 10 percent of tract, whichever is less)	Review of new urbanist developments for commercial/residential mix is underway.
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.	Density bonus for affordable housing available, with cost tied to house/family size. 25-percent size limited housing requirement applies.	Recommendations for energy efficient housing expected through action planning for greenhouse gas emissions reduction (Fall 2008 and later). Staff to work with OCHLT and others on affordability framework beyond current threshold of families at 80 percent of the median.
Eliminate the tract size minimum for VMU developments	50-acre minimum	Review of new urbanist developments for minimum area is underway.
Maintain the 40% open space requirement. Modify setbacks, building heights and minimum lot widths rather than allow reductions in the 40% open	Storefront/townhouse areas building height – 49 feet and 3.5 stories. Residential areas building height – 35 feet. Can use Architecturally integrated	Other than reduction for affordable housing, no other changes to 40 percent open space are contemplated at present. Staff awaits guidance

ATTACHMENT D-5

NSAPIRC Recommendation for changes to VMU CU	Existing provision, if applicable	Comments
space requirement	subdivision regs for minimizing setbacks. Density bonus for affordable housing allows reduction of open space.	from the Board of aldermen regarding open space reduction incentive for affordable housing.

Recommendation #4/#10

Staff will include an examination of the minimum and maximum commercial area requirements when reviewing the VMU provisions described in the table above. The Office/Assembly (O/A) and Office/Assembly Conditional Use (O/A CU) zones appear to provide an excellent starting point for responding to Recommendation #10 to “create mechanisms to allow smaller scale, mixed-use, new urbanist, form-based projects to happen along arterial roads in the Northern Study Area.” The districts are primarily intended to support office and light industrial types of uses and provide employment within walking distance of residential areas. Five-acre and four-acre minimums denote the focus of these districts on small parcels. A wide range of residential uses and some retail uses, are permitted. , are intended to result in the reuse of existing residential structures, or construction of new structures compatible with residential design. Joint Planning and LUO provisions currently limit the O/A CU zones to no more than 25 acres. Such a limitation does not apply to the O/A zone. In the upcoming months, staff will undertake an evaluation of undeveloped and underdeveloped parcels in the NSA that may be appropriate candidates for these zoning districts.

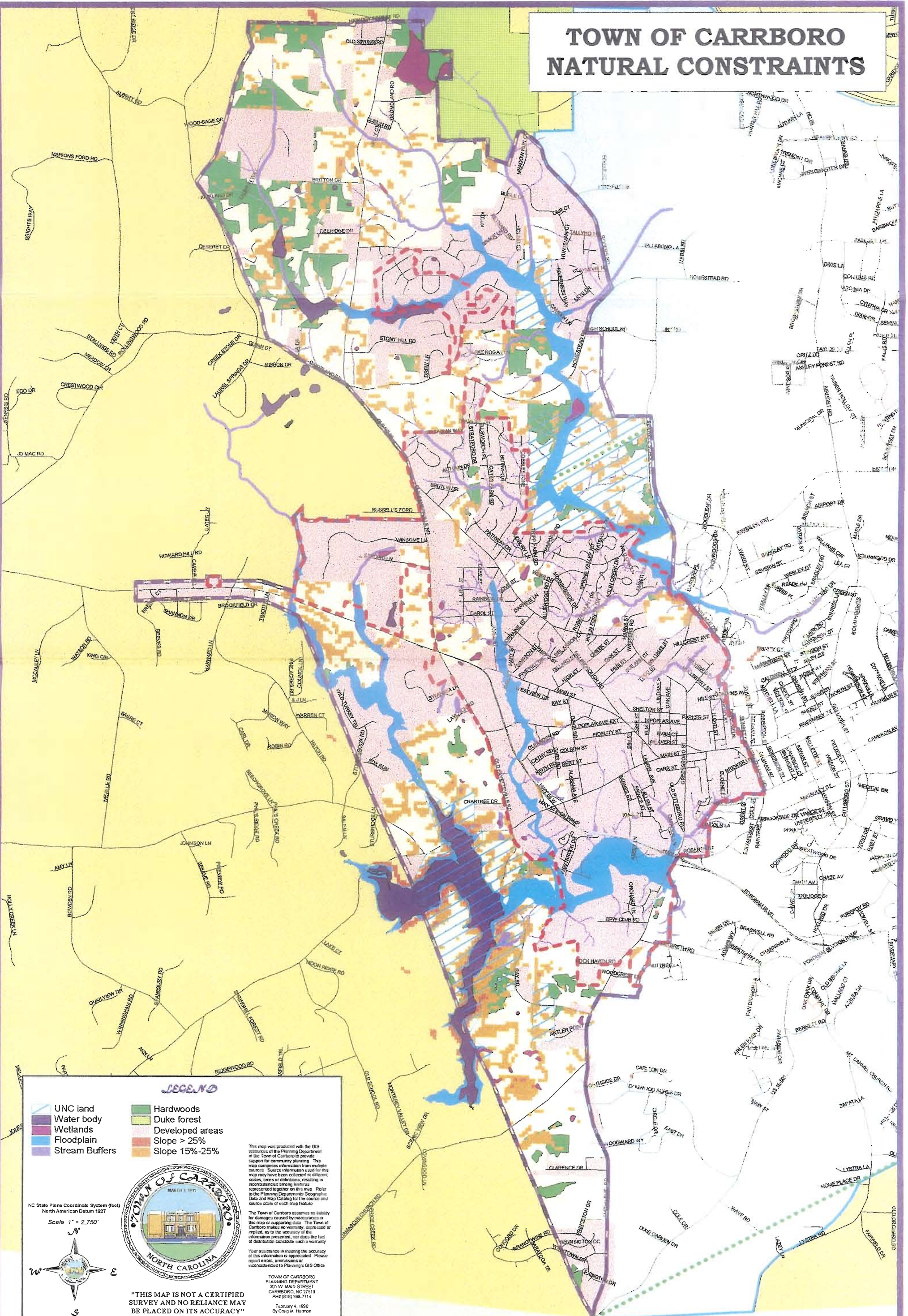
Affordable housing in Belmont and Huntersville

Staff has learned that neither community has codified affordable housing provisions. Belmont has had a few developers negotiate voluntary offers of 3-5 percent affordable units. Huntersville relies on Mecklenburg County to provide these services.

Next Steps

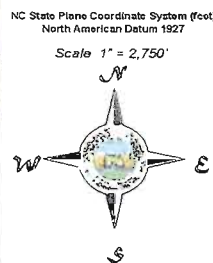
Staff will continue with evaluation of properties and regulations during the summer months. A report to the Board of Aldermen is anticipated by early October 2008. Should the Board of Aldermen wish to proceed with design workshops on development scenarios/rezoning schemes for any or all of the areas described in this report, staff will proceed with identifying the resources needed to do so.

TOWN OF CARRBORO NATURAL CONSTRAINTS



LEGEND

- UNC land
- Water body
- Wetlands
- Floodplain
- Stream Buffers
- Hardwoods
- Duke forest
- Developed areas
- Slope > 25%
- Slope 15%-25%



"THIS MAP IS NOT A CERTIFIED SURVEY AND NO RELIANCE MAY BE PLACED ON ITS ACCURACY"

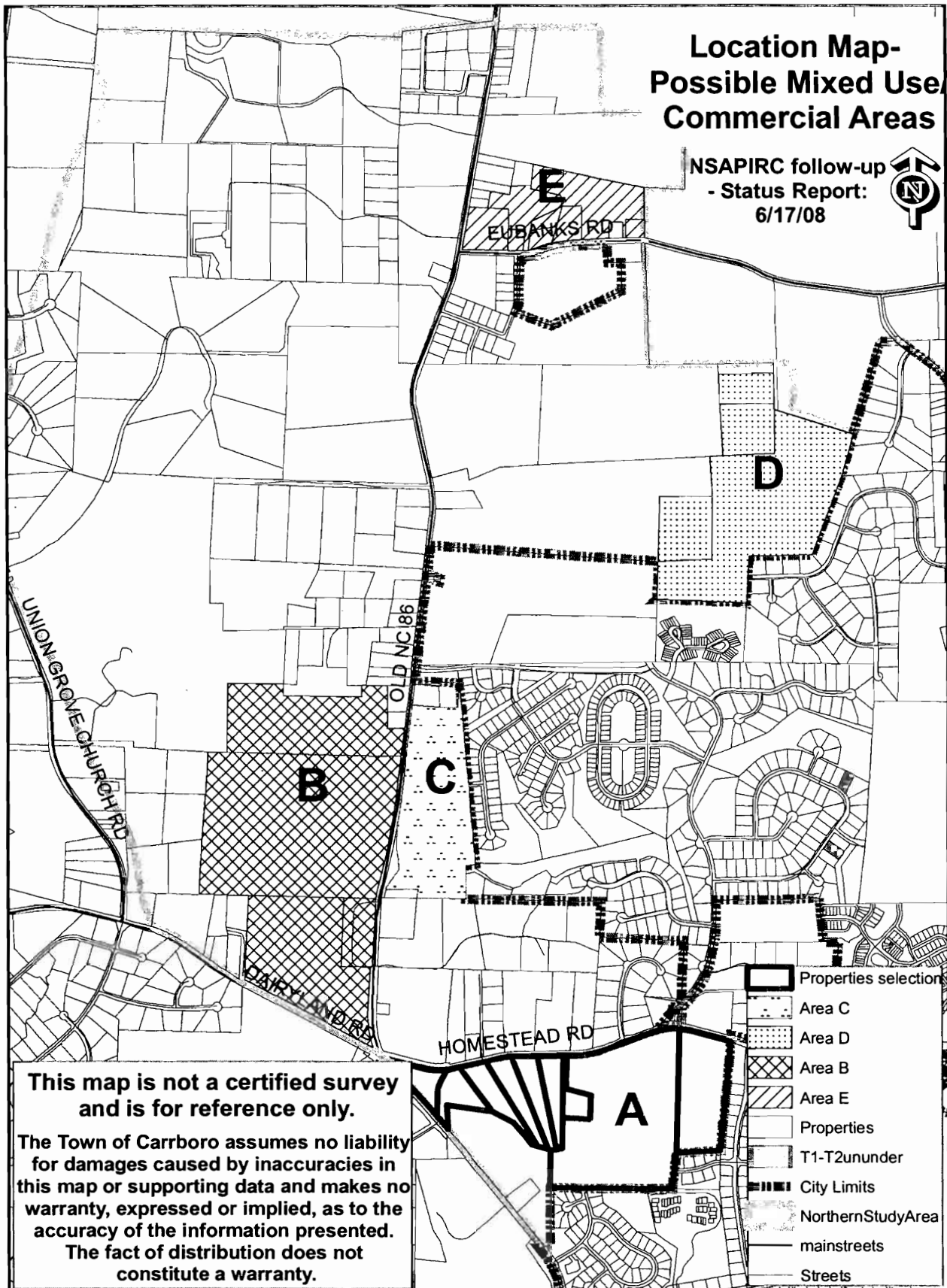
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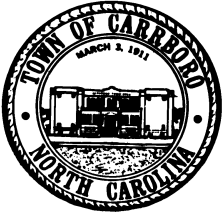
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February 4, 1999
By Craig M. Harmon





TOWN OF CARRBORO

NORTH CAROLINA
301 WEST MAIN STREET,
CARRBORO, NC 27510

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INVITATION

Northern Study Area Design Workshop

- *Part I:* Orientation meeting: **February 2, 2011, 6:30pm to 9:30pm**
- *Part II:* Design Workshop: **February 26, 2011, 8:30am to 4:30pm.**

Facilitated by *Durham Area Designers*

Location: Morris Grove Elementary School library (215 Eubanks Road)

You are invited to join the Durham Area Designers, Town Planning Staff and other workshop participants in a Design Workshop!

The Durham Area Designers in partnership with the Town of Carrboro Planning Department will facilitate a design workshop pertaining to specific areas of the Town's Northern Study Area. The Durham Areas Designers (DAD) is a non-profit group of local design professionals who specialize in facilitating community design workshops.

Part I, an orientation meeting, is scheduled for **February 2, 2011, 6:30pm to 9:30pm** and, *Part II*, an all day workshop, is scheduled for **February 26, 2011, 8:30am to 4:30pm**. Both events are to be held at the Morris Grove Elementary School located on Eubanks Road. (It is highly recommended that you attend the orientation meeting prior to the workshop.)

The purpose of this event is to invite community participation in exploring the possibility of neighborhood-commercial land uses and additional residential density on selected tracts of the Northern Study Area. In particular, we will focus on design implications for an assemblage of properties located on the northeast corner of Old NC 86 and Eubanks Road. In addition, we will explore related improvements to the Old NC 86 highway corridor in this vicinity. Please see the map on the reverse of this notice for the location of the study areas.

The workshop presents an opportunity for you to participate in the continuing efforts of the Town and the community to explore diversifying land use in this area. Community participation is critical to the success of this event!

During the workshop, we will break into small groups comprised of Town of Carrboro Planning Staff, DAD members, and workshop participants. DAD will have researched and gathered historical information about the surrounding areas and persons identified as resources will be interviewed prior to the workshop (who may be available for the exercise). This information will be presented by DAD

facilitators at the start of the workshop in an introductory talk and also in the individual teams during the design process.

The teams will then explore design options and refine them throughout the exercise. The workshop will include intermediate presentations of the design ideas in order to obtain feedback from participants and various stakeholders in the process.

After the workshop has been held, the Durham Area Designers will present to the Board of Aldermen a summary report of possible land-use strategies in the areas of interest. Depending upon the findings of the event, the Board may consider specific rezoning recommendations.

For lunch, please bring a bag lunch. Beverages and sides will be provided.

Questions or more information? Contact Jeff Kleaveland jkleaveland@townofcarrboro.org or Barbara Norton brnorton@earthlink.net.

