

BOARD OF ALDERMEN

ITEM NO. A(1)

AGENDA ITEM ABSTRACT

MEETING DATE: September 25, 2012

TITLE: Public Hearing to Consider a Map Amendment for Property Located Along Alabama Avenue from B-3 to R-10

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| DEPARTMENT: PLANNING | PUBLIC HEARING: YES |
| ATTACHMENTS: <ul style="list-style-type: none">A. ResolutionsB. Draft ordinance amending zoning mapC. Staff memo with excerpts of LUO provisionsD. Mailing certificationE. Planning Board Recommendation | Tina Moon – 919-918-7325 Patricia McGuire – 919-918-7327 |

PURPOSE

The purpose of this item is for the Board of Aldermen to receive public comments and consider whether to amend the Carrboro zoning map. A draft ordinance making the requested changes has been prepared.

INFORMATION

At its June 12, 2012 meeting, the Board of Aldermen set a public hearing to consider an amendment to the Carrboro zoning map to rezone four parcels on Alabama Avenue from B-3 (Neighborhood Business) to R-10 (Residential, 10,000 square feet per dwelling unit). These parcels include 100 Alabama Avenue, 101 Alabama Avenue, 105 Alabama Avenue, and a small L-shaped tract (not addressed) located along the southeast corner of Alabama Avenue and Jones Ferry Road. Together, the four tracts encompass approximately 1.66 acres. (Video of the Board's discussion may be found at http://www.townofcarrboro.org/BoA/Agendas/2012/06_12_2012.htm)

Two of the four parcels (101 Alabama Avenue and the small L-shaped parcel) were purchased by NCDOT in the 1980s to realign Alabama Avenue at its intersection with Jones Ferry Road. NCDOT considers both parcels to be undevelopable. 101 Alabama contains the realigned roadway and is, for the most part, covered in asphalt. The small L-shaped parcel, which includes a narrow strip of land along Alabama Avenue and along Jones Ferry contains less than 3,500 square feet. 100 Alabama Avenue is the largest parcel of the four and is currently undeveloped, but it has significant natural constraints—stream buffers and grade changes--which impose some limits on its development potential. The property at 105 Alabama Avenue contains an existing house on relatively small lot (8,712 square feet). (Maps are provided in *Attachment C* for more information).

The proposed amendment would remove the current zoning district status of B-3 (Neighborhood business), and replace it with a new zoning district status of R-10 (Residential 10, 000 square feet per dwelling unit). Some non-residential uses are permitted in the R-10 zoning district, such as schools, churches, and senior complexes. A complete list of uses is described in the Permissible Uses Table in Article X, Section 15-146 of the Town of Carrboro Land Use Ordinance is available at the following link <http://www.townofcarrboro.org/pzi/luo.htm>.

A staff memo, (*Attachment C*) provides an evaluation of the rezoning request. The draft ordinance was referred to the Planning Board for review; recommendations are included as Attachment E.

FISCAL AND STAFF IMPACT

It is difficult to estimate possible revenue from future development within the subject area without a specific development plan, since most of the parcels have development limitations. The proposed zoning change would reduce the density from approximately five dwelling units per acre to four dwelling units per acre (7,500 sq. per dwelling unit to 10,000 sq. per dwelling unit). NCDOT considers its two parcels purchased in the 1980s to be undevelopable. 100 Alabama Avenue, the largest parcel of the four, remains undeveloped but has natural constraints which may limit its potential. The parcel at 105 Alabama Avenue does not contain sufficient area to accommodate a second dwelling unit with either zoning classification.

Table 6 in the staff report (*Attachment C*) shows a comparison of the land values for the four subject parcels and a number of surrounding parcels. The land values per square foot appear to fall within a narrow range for properties in both zoning classifications.

Minimal staff impact is expected in association with updating the zoning map to reflect the change.

STAFF RECOMMENDATION

Staff recommends that the Board of Aldermen consider the provisions of Section 15-324 and 15-325 and decide whether the 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*).