

AN ORDINANCE AMENDING THE CARRBORO ZONING MAP TO REZONE
APPROXIMATELY 9.70 ACRES OF PROPERTY KNOWN AS 820 AND 904
HOMESTEAD ROAD, AND 310 LUCAS LANE FROM R-20 (RESIDENTIAL, 20,000
SQUARE FEET PER DWELLING UNIT) TO R-3-CZ (RESIDENTIAL, 3,000 SQUARE
FEET PER DWELLING UNIT, CONDITIONAL)

Draft 05-31-2023

THE TOWN COUNCIL OF THE TOWN OF CARRBORO ORDAINS:

SECTION 1. The Official Zoning Map of the Town of Carrboro is hereby amended as follows:

That property being described on Orange County Tax Maps by parcel identification numbers shown below shall be rezoned as noted and subject to the following conditions:

PIN	Existing Zoning	Acreage	Proposed Zoning
9779-28-4165	R-20	4.32	R-3-CZ
9779-27-6844	R-20	2.78	R-3-CZ
9779-28-8116	R-20	2.61	R-3-CZ

1. The illustrative site plan labeled “Carrboro Homestead Zoning Concept - Rezoning Exhibit for 820 & 904 Homestead Road and 310 Lucas Lane,” dated _____ is approved and incorporated herein to indicate all potential land uses, the general location of buildings and parking areas, vehicular and bicycle-pedestrian access points, circulation patterns, stream buffers and stormwater management features, areas of preserved trees and other landscaped areas. Other features and issues remain to be decided at the time a special use permit-A is requested for the development. Those features and issues include, but are not necessarily limited to, the location of EV charging stations, open space and recreation facilities, bicycle-pedestrian improvements along Homestead Road, and all other elements necessary to determine compliance with the Land Use Ordinance.
2. The project shall be designed as an Architecturally Integrated Subdivision (AIS). As referenced in condition #1 above, the rezoning exhibit shall include illustrative lot layouts for each type of residential unit showing the location of setbacks, building footprints, trees, parking area, etc., to ensure the buildability of the proposed lots.
3. The residential density of the project shall be capped at a maximum of 44 dwelling units, comprising of a combination of use classifications 1.111 (single-family detached, one dwelling unit per lot, site built/modular), 1.232 (duplex, no bedroom limit), 1.242 (two family apartment, no bedroom limit), 1.322 (multi-family townhomes, no bedroom limits), and 1.332 (multi-family apartments with no bedroom limits). In addition, the applicant may reserve the opportunity to construct up to 4 ADU (1.220 primary apartment accessory apartment) subject to all applicable regulations.
4. The applicant has expressed interest in pursuing size-limited dwelling units, and will include up to 25% size limited units. The Housing & Community Services staff recommends that the rezoning follow the affordable housing expectation in the Land Use Ordinance and is content upon allocating 15% of the total number of units for affordable housing, or upon providing a payment in lieu of affordable units. If the project does not include 15% affordable units, the applicant shall participate in an affordable housing meeting with the Town Council.

5. Per the Town’s connectivity requirements, the proposed east-west internal road shall be constructed to provide a full connection to Lucas Lane. The street connection shall be designed and constructed with traffic calming measures so that it does not encourage substantial through traffic. Traffic calming measures shall be subject to the review and approval of the Town of Carrboro Fire Marshal.

6. *The project shall include the construction of a five to ten-foot sidewalk or sidepath along the property boundary with Homestead Road or its functional equivalent, such as a raised boardwalk. If topographical constraints along certain sections of road frontage make construction cost-prohibitive for the project, these areas shall be identified as part of the consideration of the rezoning and dedicated to the Town as permanent trail/greenway easements during the final plat for the special use permit-A.*

SECTION 2. All provisions of any Town ordinance in conflict with this ordinance are repealed.

SECTION 3. This ordinance shall become effective upon adoption.

The foregoing ordinance having been submitted to a vote received the following vote and was duly adopted this ____ day of _____ 2023:

AYES:

NOTES:

ABSENT OR EXCUSED:

