



## Race and Equity Pocket Questions

Title: Legislative Public Hearing on a Land Use Ordinance Text Amendment Relating to the Office-Residential Mixed Use (OR-MU) Zoning District.

Purpose: The purpose of this item is to request that the Town Council consider an amendment to the Land Use Ordinance to add density and dimensional standards for residential uses in the OR-MU district. A draft ordinance has been prepared; the Town Council must receive public comment before taking action on a legislative matter.

Department: Planning

1. **What are the root causes of inequity in Carrboro and/or overall as it pertains to this subject area?**

It can be difficult for residents to attend meetings and stay current on changes to land use regulations and rezonings. There may be residents owning/living in the OR-MU district who are not aware of the creation of the mixed use district in 2006 and the purpose of that district.

2. **Who is experiencing community burden now? Who will experience community burden if this action is passed? Will others experience community burden if this action is NOT passed?**

There are three existing homes in the OR-MU district but without standards as to how these properties can be changed, how the existing homes could be enlarged or replaced, or whether accessory buildings can be added, the properties are essentially non-conforming. The approval of the text amendment would allow for those properties to evolve over time. In this case, there is a property owner seeking to build an ADU. Their application is on pause until parameters can be established.

3. **Who is experiencing community benefit now? Who will experience community benefit if this action is passed? Will others experience community benefit if this action is NOT passed?**

An applicant can come forward with a development proposal for a large mix-use project. Depending on the particulars, this could provide community benefit in the form of housing, office and other commercial uses.

The text amendment creates an opportunity for additional residential-only development such as the construction of new homes (more units), additions to existing homes (larger footprint/more stories), and additional density via ADUs.



4. **What might be the unintended consequences of this action or strategy?**

Any new development can have unintended consequences. Adjacent residents may experience stormwater runoff issues and noise from occupants. Taller buildings may shadow neighboring homes creating dark lots and/or limiting the use of passive/active solar.

5. **What steps has your department taken to mitigate any burdens, inequities, and unintended consequences? What strategies might your department take to address these in the future? NOTE: This does not reflect a formal commitment by the Town of Carrboro.**

The proposed text amendment has been initiated by the Town to address an inadvertent gap in the Land Use Ordinance (LUO) that was identified when staff received an inquiry from a property owner in the OR-MU zoning district. PZI staff brings forward text amendments for Council consideration from time to time to address changes in state/federal statutes, best practices and other local matters. Staff will continue to monitor the unintended consequences of this amendment and future amendments that allow for increased density--number and size/height of buildings--moving forward as part of the preparation of the new unified development ordinance or, if needed sooner, as amendments to the existing LUO prior to the completion of the new code.