

A RESOLUTION ADOPTING A STATEMENT EXPLAINING THE BOARD OF ALDERMEN'S REASONS FOR ADOPTING AN AMENDMENT TO THE MAP OF THE CARRBORO LAND USE ORDINANCE (N.C. Gen. Stat. 160A-383)

WHEREAS, an amendment to the text of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: AN ORDINANCE AMENDING THE CARRBORO ZONING MAP TO REZONE APPROXIMATELY 4.8 ACRES OF THE PROPERTY KNOWN AS 905 AND 921 HOMESTEAD ROAD FROM R-15 (RESIDENTIAL, 15,000 SQUARE FEET PER DWELLING UNIT) TO R-10-CZ (RESIDENTIAL, 10,000 SQUARE FEET PER DWELLING UNIT, CONDITIONAL)

NOW, THEREFORE, the Board of Aldermen of the Town of Carrboro Resolves:

Section 1. The Board has reviewed the draft amendment to the map of the Land Use Ordinance and concludes that the proposed amendment is:

_____ *Consistent* with current adopted plans, Carrboro Vision2020 (provisions 2.51, 2.52, 4.12, 4.51, 4.52, and 6.11) and the Facilitated Small Area Plan for Carrboro's Northern Study Area (goals 2, 4, 5, and 8), for the following reason(s):

Carrboro Vision2020

- 2.51** The town should support the implementation of our Small Area Plan.
- 2.52** The town should continue to require the construction of a diverse housing stock.
- 4.12** The town should continue to implement its connector roads policy.
- 4.51** The town should continue to require developers to install sidewalks and bicycle paths in new developments.
- 4.52** New developments should bear the costs of upgrading connector and arterial facilities in the areas adjacent to their properties to the extent appropriate, including upgrades to serve pedestrians and bicycles, given the added load to the infrastructure and anticipated use of facilities.
- 6.11** Town policy should accommodate a variety of housing styles, sizes and pricing. It should also address issues of density, funding and rezoning to allow for more non-detached housing, mixed-use development, and communal living options.

Facilitated Small Area Plan

Goal 2 Patterns of growth which allow for the efficient provision of Town Services

Goal 4 A variety of housing types and price levels

Goal 5 A variety of transportation routes, which allow for public, private, bicycle, and pedestrian modes of transportation

Goal 8 A pedestrian-scale community

_____ *Inconsistent* with current adopted plans. The proposed action is *inconsistent* with the comprehensive plan for the following reason(s):

_____ *Inconsistent* with the current adopted plans; however, because of the following changed circumstance(s), the Board of Aldermen's approval shall also be deemed an amendment to the existing adopted plan, _____, as described below.

Changed circumstance(s):

Amendment to current adopted plan:

Section 2. The Board of Aldermen's action is reasonable and in the public interest for the following reason(s):

The above described amendment is reasonable and in the public interest because it uses a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses.

Section 3. Therefore, the Carrboro Board of Aldermen has: approved / denied the proposed amendment to the map of the Carrboro Land Use Ordinance.

Section 4. This resolution becomes effective upon adoption.

Adopted by the Carrboro Board of Aldermen this the 19th day of June 2018.