



TOWN OF CARRBORO

PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

April 19, 2012

Policy question regarding development guidelines for Outlying Concentrated Business Zone (B-4)

The planning review process underway for the Lloyd Property suggests that the Town of Carrboro Land Use Ordinance does not contain language specifically designed to guide the development of new large commercial subdivisions, such as in the B-4 Outlying Concentrated Business Zone. The Site Planning Procedures for Major Subdivisions (Section 15-50) are designed for residential developments. Our concern is that while 15-50 does offer substantive guidance for all subdivisions, it does not include comprehensive guidelines pursuant to the goals of Carrboro Vision 2020 in locations peripheral to downtown. * Primarily commercial developments such as the one currently proposed for the Lloyd Property may occur in the future at additional locations such as Calvander, or Eubanks Rd., or in the re-development of existing shopping centers. The guidelines in 15-50 do not address characteristics unique to commercial development or opportunities presented by them, such as transit oriented mixed use.

We recommend the Aldermen consider their vision for large commercial mixed-use subdivisions and request town staff to prepare code specific to them, possibly based on or re-using elements of the Village Mixed Use District use described in Section 15-141.2 (a) of Carrboro's Land Use Ordinance. We recommend this review include the requirements of 15-50 (g) and consideration for which of them should be applied to major commercial subdivisions and which should not. Additional considerations may include:

- Incorporating multimodal transit orientation (such as that of Lakewood Colorado Article 22, *attached*);
- Creating walkable shopping and office districts;
- Using at least two-story buildings for commercial;
- Creating landmark structures;
- Interfacing with neighborhoods;
- Addressing mixed uses.

*Vision policies relevant to this include Shopping Centers 3.31, New Development 4.5, Farmland Preservation 5.6, Carrboro's Character 2.42.