



Legislation Details (With Text)

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Title: Continuation of Discussion on Proposed General Use Zoning Strategy for NSA Implementation

PURPOSE: The purpose of this item is to hone in further on details relating to a possible new mixed-use zoning classification as part of the strategy to implement recommendations from the Northern Study Area Plan Implementation Review Committee (NSAPIRC).

Indexes:

Code sections:

Attachments: 1. Att A - Resolution, 2. Att B - Staff Memo, 3. Att C - Excerpts from Article X of the LUO, 4. Att D - Excerpts from Article II of the LUO, 5. Att E - Concept Plans from Design Workshop, 6. Att F - Images of potential building forms for MURT district

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TITLE:

Continuation of Discussion on Proposed General Use Zoning Strategy for NSA Implementation

PURPOSE: The purpose of this item is to hone in further on details relating to a possible new mixed-use zoning classification as part of the strategy to implement recommendations from the Northern Study Area Plan Implementation Review Committee (NSAPIRC).

DEPARTMENT: Planning

CONTACT INFORMATION: Christina Moon - 919-918-7325; Patricia McGuire - 919-918-7327; Mike Brough - 919-929-3905

INFORMATION: Since the presentation of the design workshop concept plans during the winter of 2011-2012, the Board has held two work sessions to begin to formulate a possible new general use zoning district to implement the recommendations of the NSAPIRC for mixed-use development opportunities in the Northern Study Area. At the first discussion on January 14, 2014, the Board considered a staff proposal for a new zoning classification, tentatively named Mixed Use Rural-Transition District (MURT) following the framework of the existing Office/Residential Mixed Use District (OR-MU). Staff also provided sample language for the MURT district that responded to the existing rural landscape through open space, screening and buffer requirements. (Information from the meeting can be found at:

<https://carrboro.legistar.com/MeetingDetail.aspx?ID=278049&GUID=9338808C-AF83-4BD4-A2B8-6B1DB90A1C52&Options=info&Search=>= ).

At the June 10, 2014 work session, the Board began a more in-depth conversation relating to the appropriateness of specific land uses, building massing and height. Considerable discussion focused on potential commercial uses and their target markets-surrounding residents, commuters traveling the I-40 corridor and/or a larger regional market. The Board asked staff to meet with the Chapel Hill-Carrboro Chamber of

Commerce to better ensure the likelihood that proposed commercial uses would be a good fit. On September 30<sup>th</sup> Town staff met with Kristen Smith, with the Chamber of Commerce, and Omar Zinn, the owner of study parcel used in the design workshops, to discuss potential uses for the MURT district. Smith reported a deficit in the greater Carrboro community for many commercial uses, particularly retail. With that in mind the discussion shifted from eliminating, or substituting specific uses to focusing on the form of those uses, (e.g. building height and square footage allocations) and their placement on the site. The key takeaways from the meeting along with information relating to suggested uses and overall site design concepts from Mr. Zinn and the design workshops are outlined in the accompanying memo (Attachment B). The Board has seen some of this material before as part of the previous meetings on this topic, but it is helpful to see all of the information together as it begins to frame the potential new district.

A third meeting on the potential MURT district was scheduled for the October 14, 2014 work session but was postponed until November to accommodate Board members who were out of town. The agenda and attachments are largely the same as those prepared for that meeting. Members of the Northern Transition Area Advisory Committee (NTAAC) were notified of the October meeting and invited to attend. As the agenda materials for the meeting had already been posted to the Town's website NTAAC members have had an opportunity to read through the October materials and to begin formulating their thoughts on the basic tenets of the potential new zoning district. NTAAC members were also alerted of the November meeting.

While the specifics of the MURT district await Board input and direction, two themes have remained consistent throughout these discussions. The first is consistency with the Northern Study Area Plan; establishing a district that would allow the land uses identified by the design workshop participants and the site owner, while retaining the "design with nature themes" that seem appropriate for an area under transition. The second is creating a new general, mixed-use, district. The use of a conditional, conditional use (such as the VMU District) or Planned Unit Development (PUD) mechanism might would allow more flexibility but requires property owners to petition to rezone their property, an extra step which some owners find undesirable.

**FISCAL & STAFF IMPACT:** There is no fiscal impact related to the discussion of this item. Additional staff time is expected to finalize ordinance provisions. Costs associated with public hearings should be anticipated at the time the Board decides to advance Land Use Ordinance and map amendments for public input.

**RECOMMENDATION:** Staff recommends that the Board of Aldermen discuss the framework and proposed land uses relating to a possible new mixed-use zoning district and consider the resolution (Attachment A) to provide staff with direction toward drafting an ordinance that would create the new district.