



Legislation Details (With Text)

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Title: Consideration of request to submit a petition to rezone property at NC Old 86 and Eubanks Road to a Site Specific, Flexible Zoning (FLX) District.
PURPOSE: The purpose of this agenda item is for the Board to consider a request from Parker Louis, LLC to submit a petition to rezone property at the corner of NC Old 86 and Eubanks Road from to a Site Specific, Flexible Zoning (FLX) District

Indexes:

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Attachments: 1. Attachment A - Resolution Authorizing Petition Submittal, 2. Attachment B - Zinn Request_10-28-2016, 3. Attachment C - Bubble Flow Diagram of FLX Process, 4. Attachment D - Excerpt of 12 ART-IX_FLX, 5. Attachment E - NSA Workshop final report

Table with 5 columns: Date, Ver., Action By, Action, Result. Row 1: 2/7/2017, 1, Board of Aldermen, approved, Pass

TITLE:

Consideration of request to submit a petition to rezone property at NC Old 86 and Eubanks Road to a Site Specific, Flexible Zoning (FLX) District.

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DEPARTMENT: Planning

CONTACT INFORMATION: Christina Moon - 919-918-7325; Patricia McGuire - 919-918-7327

INFORMATION: On June 21, 2016, the Board of Aldermen adopted text amendments to the Land Use Ordinance authorizing the Board to consider petitions to rezone property to a new zoning category, a site specific flexible zoning district (FLX). The FLX district was designed to respond to goals set out in the Facilitated Small Area Plan for Carrboro's Northern Study Area (FSAP) for floating zones that would provide opportunities for commercial uses at a neighborhood scale and, potentially, office/assembly uses that would allow some light manufacturing and flex space subject to performance standards. The FSAP goals also spoke to the importance of an integrated site plan review process whereby the applicant, the Town and members of the public would be involved early in the process.

To be eligible for consideration, a proposed FLX district must meet four key criteria: (1) is at least twenty-five acres in size, (2) is under single ownership or control, (3) is located adjacent to a major arterial such that, when developed, the principal entrance to such development will be from that arterial, and (4) has been the subject of a site specific planning study by the Town to determine the most appropriate potential development options for such tract. The site specific planning study is the linchpin of the FLX district. Findings from the study whether

delineated into single design or identified as the commonalities from a number of designs are to be incorporated into the FLX development proposal. Examples of these types of findings include: identification of suitable land uses, maximum residential density, and maximum floor area, building heights, etc. Thematic findings could likewise speak to the overall character of the project such as a rural hamlet or a small commercial node with storefronts.

The process for considering rezoning to a FLX district is similar to that of a conditional zoning with additional steps to ensure that as the proposal moves forward it remains consistent with the design elements identified during the site specific planning study (Attachment C). In accordance with this process, Adam and Omar Zinn of Parker Louis, LLC, have prepared an overview of their design proposal (Attachment B); this step is shown in the yellow bubble along the bottom left side of the process flow chart. If the Board finds that the site meets the four criteria for eligibility and that the proposed development project reflects the design schemes assembled during the 2011 design workshop, the Zinns may submit the formal petition for change of zoning to a FLX district and begin to refine their proposal--narrative and conceptual site plan--to bring to the advisory boards for input. Information on the findings from the site specific planning study may be found in the final report from the Durham Area Designers (DAD), presented to the Board on February 21, 2012, and included as Attachment E. Examples of common elements from the workshop design schemes include small commercial components, senior living and an overall interest in respecting the existing rural character with buffers along the perimeter and strong bicycle/pedestrian connectivity within.

http://www01.townofcarrboro.org/BoA/Agendas/2012/02_21_2012_D5.pdf.

Prior to submitting the petition for change of zoning to the FLX, the Zinns would also have to consider whether to request annexation, or to pursue a simultaneous review with Orange County.

FISCAL & STAFF IMPACT: There are no direct fiscal costs with allowing the applicants to proceed with the submittal of a formal request for rezoning.

RECOMMENDATION: Staff recommends that the Board consider the request to submit a formal petition for change of zoning to a site specific flexible zoning district (FLX).