



Legislation Text

File #: 24-094, **Version:** 1

Request to Set Legislative Public Hearing for Text Amendments

PURPOSE: To request the Town Council consider setting a public hearing on revised text amendments to the Land Use Ordinance relating to Cafes and Residential Density in Certain Zoning Districts. A resolution setting a public hearing for June 18, 2024, has been provided.

DEPARTMENT: Planning

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COUNCIL DIRECTION:

☐ Race/Equity ☐ Climate ☐ Comprehensive Plan ☒ Other

Setting a public hearing for a text amendment to the Land Use Ordinance is a required step in accordance with North Carolina state statutes and Town regulations. Responses to the racial equity pocket questions related to the legislative public hearing process necessary for the consideration of the text amendment have been prepared and are attached.

INFORMATION: On April 23, 2024, the Town Council held a public hearing on proposed text amendments to the Land Use Ordinance relating to cafes and residential density in certain zoning districts ([Town of Carrboro - Meeting of Town Council on 4/23/2024 at 7:00 PM \(legistar.com\)](https://carrboro.legistar.com/MeetingDetail.aspx?ID=1155307&GUID=48B64113-2FF1-45A1-8C0A-53A7FEA807C0&Options=info|&Search=>) [<https://carrboro.legistar.com/MeetingDetail.aspx?ID=1155307&GUID=48B64113-2FF1-45A1-8C0A-53A7FEA807C0&Options=info|&Search=>](https://carrboro.legistar.com/MeetingDetail.aspx?ID=1155307&GUID=48B64113-2FF1-45A1-8C0A-53A7FEA807C0&Options=info|&Search=>)). The request was submitted by Heather Washburn of Calico Studio to support a pending major modification to an existing special use permit-A for a live-work project at 603 Jones Ferry Road. The draft ordinance contained two parts. The first part established a new land use for neighborhood cafes, with associated permit requirements, parking standards, etc. The second part provided for an increase in the residential density in the Office (O) and Office/Assembly (O/A) zoning districts subject to certain criteria.

During deliberations Town Council members directed staff to revise the draft ordinance in the following ways:

- increase the gross floor area necessitating a special use permit for neighborhood cafes from 1,000 sf to 1,500 sf.
- remove the presumptive parking standards for neighborhood cafes,
- increase the potential residential density for the O and O/A districts from 3,000 per dwelling unit to 2,000 per dwelling unit, and
- remove two of three criteria for allowing the increased density for the O and O/A districts.

A revised draft ordinance is provided (*Attachment B*). The Town Council must receive public comment before taking action on the draft ordinance. Orange County and Planning Board review is also needed, and the Town Council may wish to refer the item to advisory boards based on their expertise; staff has identified the Appearance Commission, Transportation Advisory Board, Environmental Advisory Board, Economic

Sustainability Commission and Affordable Housing Advisory Commission.

FISCAL IMPACT: There is no fiscal impact relating to setting a public hearing. Costs and staff time are associated with public hearing and advisory board review. The applicant has submitted the fee associated with the text amendment request.

RECOMMENDATION: Staff recommends that the Town Council consider the resolution (*Attachment A*) setting a public hearing for June 18, 2024, and referring the item to Orange County, the Planning Board, and other advisory boards based on their area of expertise.