



Legislation Details (With Text)

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Title:	Public Hearing on a Land Use Ordinance Amendment to Establish a Lloyd/Broad District PURPOSE: The purpose of this agenda item is for the Board of Aldermen to receive public comment on a text amendment to the Land Use Ordinance that would create a new zoning overlay district. A draft ordinance has been prepared.				

Indexes:

Code sections:

Attachments: 1. Attachment A - Consistency Resolution, 2. Attachment B - Draft LUO TextAmend-Lloyd Broad Overlay Distict Ordinance, 3. Attachment C - Draft Boundary Map, 4. Attachment D - Comments

Date	Ver.	Action By	Action	Result
6/5/2018	1	Board of Aldermen	approved	Pass

TITLE:

Public Hearing on a Land Use Ordinance Amendment to Establish a Lloyd/Broad District

PURPOSE: The purpose of this agenda item is for the Board of Aldermen to receive public comment on a text amendment to the Land Use Ordinance that would create a new zoning overlay district. A draft ordinance has been prepared.

DEPARTMENT: Planning

CONTACT INFORMATION: Christina Moon - 919-918-7325; Patricia McGuire - 919-918-7327; Bob Hornik - 919-929-3905

INFORMATION: The Town communicated with residents in the late summer and fall of 2017 related to the renovation of an existing home on Lloyd Street. On November 28th, the Board of Aldermen discussed some possible modifications to regulations related to size and scale of residential buildings and occupancy/definitions of family, and subsequently directed staff to begin work on possible amendments to the Land Use Ordinance.

Representatives from the Lloyd-Broad community attended the Board's February 20, 2018 meeting and to discuss their concerns relating to the increasing size of homes being built in the neighborhood, occupancy and parking,
<<https://carrboro.legistar.com/LegislationDetail.aspx?ID=3347013&GUID=1FCF58BF-91C2-47B3-93CB-366C2701E685&Options=&Search>>=. The Board requested that staff examine different approaches to address these concerns.

A draft ordinance has been prepared that establishes a new overlay district for the Lloyd/Broad Street community with a focus on the size and scale of new buildings. The intent of the overlay district is guide new development to occur in a way that is in keeping with the existing fabric of the neighborhood-modest homes-and their relationship to the streetscape.

A public hearing to rezone approximately 90 properties to the Lloyd/Broad Overlay District has been prepared as a separate agenda item. The approval of the text amendment to establish the new overlay district would need to occur before the rezoning could take place.

A proposal for amendments to the Town Code relating to on-street parking in the Lloyd/Broad neighborhood has also been prepared for Board consideration, as a separate agenda item

The Board of Aldermen must receive public comment before adopting amendments to the Land Use Ordinance. The draft ordinance was presented at the joint advisory board review meeting on May 3, 2018, and was referred to Orange County. Comments are provided.

Neighborhood meetings were held on May 7th and May 21st. Citizens in attendance outlined several modifications to the draft ordinance as follows:

1. Set a maximum square footage limitation for buildings of 1,750 square feet rather than the combined square footage and lot coverage percentage, which will allow a larger single story building, if of interest to an owner.
2. Set maximum and minimum right-of-way setbacks of 25 and 15 feet.
3. Establish a setback provision for upper stories.
4. Set the maximum building height at 22 feet.
5. Define the usability of parking so as to ensure parking areas are used and their configuration does not encourage on-street parking.

Such changes have not yet been incorporated into the draft ordinance. The expectation that action on this item would be scheduled for June 26th provides an opportunity for the Board to confirm these adjustments and provide direction to staff on others.

FISCAL & STAFF IMPACT: Public hearings involve staff and public notice costs associated with advisory board and Board of Aldermen review.

RECOMMENDATION: Staff recommends that the Board of Aldermen receive public comment and schedule action on the attached resolution for consistency, (Attachment A) and the draft ordinance (Attachment B) for June 26th.