



Legislation Details (With Text)

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Title:	Continuation of Board of Aldermen Consideration and Deliberation on the Proposed Rezoning and Associated Land Use Ordinance Text Amendments relating to the Lloyd Farm Development PURPOSE: Continuation of the Board's deliberation on the proposed rezoning at 700 Old Fayetteville Road from R-10 and B-4 to B-4-CZ, and associated Land Use Ordinance text amendments for the Lloyd Farm development proposal. Draft ordinances for the Land Use Ordinance map and text amendments have been prepared.				

Indexes:**Code sections:**

Attachments: 1. Attachment A - Resolution for Text Amendments, 2. Attachment B - Draft LUO Text amendment relating to B-4 zoning district 10-19-2018, 3. Attachment C - Draft LUO Text amendment relating to B-4 zoning district 10-19-2018_tracking, 4. Attachment D - Text Amendment Request, 5. Attachment E - Resolution for Rezoning, 6. Attachment F - Rezoning Ordinance, 7. Attachment G - Petition for Rezoning, 8. Attachment H - Illustrative Site Plan, 9. Attachment I - Trip Generation Comparison, 10. Attachment J - Level of Service Analysis, 11. Attachment K - PM Traffic Count Comparison Existing vs Proposed, 12. Attachment L - Lloyd Farm Timeline October 2018, 13. Attachment M - Economic Impact Analysis

Date	Ver.	Action By	Action	Result
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TITLE:

Continuation of Board of Aldermen Consideration and Deliberation on the Proposed Rezoning and Associated Land Use Ordinance Text Amendments relating to the Lloyd Farm Development

PURPOSE: Continuation of the Board's deliberation on the proposed rezoning at 700 Old Fayetteville Road from R-10 and B-4 to B-4-CZ, and associated Land Use Ordinance text amendments for the Lloyd Farm development proposal. Draft ordinances for the Land Use Ordinance map and text amendments have been prepared.

DEPARTMENT: Planning

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INFORMATION: On September 25, 2018, the Board of Aldermen held two public hearings relating to the Lloyd Farm development: consideration of a petition for change of zoning and an application for associated text amendments. (Agenda materials for the meeting may be found at:

<https://carrboro.legistar.com/MeetingDetail.aspx?ID=631174&GUID=141787C4-A501-4EAD-8A38-E49E38D8AC88&Options=&Search=>>.) The Board closed the hearings and requested that the continuation of the items on October 23rd focus on receiving additional information in response to questions and Board

deliberation.

The agenda materials include the updated resolutions and draft ordinance relating to the text amendment and rezoning. The text amendment has been modified per the Board's comments and includes the following changes:

- The use classification numbers for all residential uses have been changed to limit the number of units with more than three bedrooms to no more than 20%.
- The new commercial uses-high volume retail with curbside pick-up and medical uses up to 30,000 square feet are limited to the B-4-CU and B-4-CZ, subject to a conditional use permit.

Additional language has also been added to the section relating to bicycle parking to address the number of spaces and the design standards that apply to bicycle parking. These provisions are set up as a parallel to the presumptive parking requirements for vehicles in 15-291 and 15-292 and, like the standards for vehicles, allow the permit-issuing authority to require more or parking or allow less parking based on the particularities of the specific development. A version of the revised text amendment with the changes shown with the tracking tool is also provided (Attachment C).

To assist in the Board's deliberation, the applicant, Ted Barnes with Argus Development Group, LLC, has provided additional information relating to the schedule for completion and anticipated traffic impacts relating to the development and will speak to this information at the meeting. Staff has asked the applicant to address stormwater management and projected traffic relating or resulting from the project, additional information about the residential component of the project and the proposed timeline for project completion and long-term project management under either development option-with the rezoning or without the rezoning.

Additional information will also be provided at the meeting as part of the staff presentation and will be designed to address the existing conditions relating to the Tom's Creek watershed and associated stormwater management, traffic concerns relating to number of trips and speed in Plantation Acres, particularly along Carol Street, residential traffic calming strategies, street infrastructure improvement processes, and a comparison of the development proposal with the rezoning and what could be built under the existing zoning.

Application materials are provided. Advisory board comments and the staff report relating to the rezoning may be found with the September 25th materials at the link provided above.

FISCAL & STAFF IMPACT: Action on applications for legislative actions such as text and map amendments involve staff time associated with agenda preparation and publication. The petitioner has submitted fees and materials for reviewing and processing this request, which included public hearing notice and advisory board evaluation.

RECOMMENDATION: Staff recommends that the Board of Aldermen deliberate and consider adopting the resolutions provided. These include for the text amendments: Attachment A finding consistency and Attachment B for the draft ordinance; and for the map amendment (rezoning) Attachment E for consistency and Attachment F for the draft ordinance and associated conditions.