



## Legislation Details (With Text)

<b>File #:</b>	19-183	<b>Name:</b>	
<b>Type:</b>	Agendas	<b>Status:</b>	Agenda Ready
<b>File created:</b>	5/15/2019	<b>In control:</b>	Board of Aldermen
<b>On agenda:</b>	5/21/2019	<b>Final action:</b>	
<b>Title:</b>	Request-to-Set a Public Hearing to Rezone Properties in the Historic Rogers Road Neighborhood PURPOSE: The purpose of this item is for the Board of Aldermen to consider setting a public hearing on a map amendment to rezone thirty tracts of land in the Historic Rogers Road Neighborhood. Twenty-two tracts are proposed to be rezoned from RR (Rural Residential, one acre per dwelling unit) to HR-R (Historic Rogers Road-Residential, 14,520 square feet per dwelling unit) and the remaining eight tracts are proposed to be rezoned from RR to HR-MU (Historic Rogers Road Mixed Use).		

### Indexes:

### Code sections:

**Attachments:** 1. Att A - Resolution, 2. Att B - Draft Rezoning Ordinance

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### TITLE:

Request-to-Set a Public Hearing to Rezone Properties in the Historic Rogers Road Neighborhood

**PURPOSE:** The purpose of this item is for the Board of Aldermen to consider setting a public hearing on a map amendment to rezone thirty tracts of land in the Historic Rogers Road Neighborhood. Twenty-two tracts are proposed to be rezoned from RR (Rural Residential, one acre per dwelling unit) to HR-R (Historic Rogers Road-Residential, 14,520 square feet per dwelling unit) and the remaining eight tracts are proposed to be rezoned from RR to HR-MU (Historic Rogers Road Mixed Use).

**DEPARTMENT:** Planning

**CONTACT INFORMATION:** Marty Roupe - 919-918-7333; Patricia McGuire - 919-918-7327

**INFORMATION:** The Board of Aldermen has received two presentations from Renaissance Planning on the collaborative work of the towns of Carrboro and Chapel Hill to implement the Historic Rogers Road neighborhood as expressed in the Mapping our Community's Future, report. Work to date has focused on creating two new zoning districts for the portion of the neighborhood in Carrboro's planning jurisdiction that could be applied to approximately thirty parcels.

On April 23, 2019, the Board held a public hearing on draft text amendments establishing the new districts, along with a few new use categories. The Board is considering revisions to the draft text amendment as part of a separate agenda item (19-184). Should the Board adopt the draft ordinance for the text amendment creating these new districts, the next step in the process would be to amend the official zoning map to rezone the subject properties to the new zones. A draft ordinance for the proposed rezoning has been prepared, which if approved would change the zoning of twenty-two (22) parcels from RR to HR-R for Historic Rogers Road-Residential and eight (8) parcels from RR to HR-MU for Historic Rogers Road-Mixed Use (Attachment B).

The Board of Aldermen must receive public comment before adopting map amendments to the Land Use Ordinance; Planning Board review is also needed. Section 15-322 describes the role of the Planning Board and other advisory boards in the review of rezonings. In accordance with 15-320, this would be considered a “major map amendment” for a rezoning involving more than five tracts of land in separate ownership.

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

**RECOMMENDATION:** Staff recommend that the Board of Aldermen consider the attached resolution (Attachment A), setting the public hearing for June 25, 2019 and referring the proposed map amendment to the Planning Board.