



Legislation Details (With Text)

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On agenda:	4/28/2020	Final action:			
Title:	Request-to-Set a Public Hearing on Text Amendments to the Land Use Ordinance relating to residential uses in the B-1(c) District PURPOSE: The purpose of this agenda item is to consider setting public hearing on text amendments relating to residential uses in the B-1(c) District, subject to specific criteria. A draft ordinance has been prepared. Text amendments are legislative decisions; the Town Council must receive public input prior to making a decision.				
Indexes:					
Code sections:					
Attachments:	1. Attachment A - Resolution, 2. Attachment B - Draft LUO Ordinance Relating to Residential Uses in the B-1(c) District_04-14-2020, 3. Attachment C - LUO_AME 104 COBB_Application				

Date	Ver.	Action By	Action	Result
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TITLE:

Request-to-Set a Public Hearing on Text Amendments to the Land Use Ordinance relating to residential uses in the B-1(c) District

PURPOSE: The purpose of this agenda item is to consider setting public hearing on text amendments relating to residential uses in the B-1(c) District, subject to specific criteria. A draft ordinance has been prepared. Text amendments are legislative decisions; the Town Council must receive public input prior to making a decision.

DEPARTMENT: Planning

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INFORMATION: Jim Spencer Architects, PA, working as the agent for Self-Help Ventures Fund, has submitted an application for text amendments to the Land Use Ordinance (LUO) to allow residential uses on the ground floor of the B-1(c) zoning district for an affordable housing proposal (*Attachment C*).

Self-Help Ventures Fund is working with Habitat for Humanity to redevelop two small lots at 104 Cobb Street to create four affordable housing units. The subject property is zoned B-1(c). Section 15-160.1 of the LUO prohibits residential uses on the ground floor of the district. A draft ordinance has been prepared to allow ground floor residential uses for affordable housing purposes in this zoning district under very specific circumstances (*Attachment B*). Staff is examining other provisions of the LUO, such as requirements for screening, as the applicant has expressed difficulty meeting the standard for screening along the street rights-of-way. The resolution provides an option for the Council to direct staff to include another provision in the draft ordinance to reduce or waive this requirement.

The Town Council must receive public comments before adopting amendments to the Land Use Ordinance. Orange County and the Planning Board must also review; the Council may wish to include the Affordable Housing Advisory Commission and there has been discussion of asking the Economic Sustainability Commission to review because of the involvement of a commercial district.

FISCAL & STAFF IMPACT: Public notice costs and staff time are associated with the review of text amendments for public hearings and advisory board review.

RECOMMENDATION: Staff recommends that the Town Council consider adopting the attached resolution (*Attachment A*) setting a public hearing for June 2nd and referring the item to Orange County and Town advisory boards for review.