



Legislation Details (With Text)

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Title:	Request-to-Set a Public Hearing on Text Amendments to Establish a HR-MU District PURPOSE: The purpose of this item is for the Town Council to consider setting a public hearing on draft text amendments to the Land Use Ordinance to establish a Historic Rogers Road Mixed-Use Zoning District. A draft ordinance has been prepared. The consideration of an amendment to the LUO is a legislative decision. The Town Council must receive public input before reaching a decision.				

Indexes:

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Attachments: 1. Attachment A - Resolution, 2. Attachment B - Draft LUO Ordinance to Establish HR-MU District

Date	Ver.	Action By	Action	Result
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TITLE:

Request-to-Set a Public Hearing on Text Amendments to Establish a HR-MU District

PURPOSE: The purpose of this item is for the Town Council to consider setting a public hearing on draft text amendments to the Land Use Ordinance to establish a Historic Rogers Road Mixed-Use Zoning District. A draft ordinance has been prepared. The consideration of an amendment to the LUO is a legislative decision. The Town Council must receive public input before reaching a decision.

DEPARTMENT: Planning

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INFORMATION: The purpose of this agenda item is for the Town Council to consider setting a public hearing on proposed text amendments to establish a new Historic Rogers Road Mixed-Use Zoning District. At the February 11, 2020 Town Council meeting, the Council received an update on a draft ordinance establish this new zoning district for the Historic Rogers Road community, designed to provide a greater range of uses, including opportunities for flex-space and live-work space as well as major home occupations. (Agenda materials

<https://carrboro.legistar.com/LegislationDetail.aspx?ID=4327995&GUID=67D76C59-3931-44DF-A0A3-F9E31B2B7C4A&Options=&Search=>>.) At the close of the February 11th meeting, the Council set a public hearing for March 24th and the item was referred to Orange County and Town advisory boards. Shortly before the public hearing, however, the matter was delayed to allow the Council to focus on matters relating to the Covid-19 pandemic and public safety.

The purpose of this item is to consider rescheduling the public hearing for September 22, 2020. Should the Council set the hearing, staff would re-advertise, and send out an electronic update to a 75+ residents email list in the Historic Rogers Road community and surrounding neighborhoods. Orange County and advisory board review, for all but the Affordable Housing Advisory Board, was completed in March. The proposed schedule provides time for the AHAC to complete its review before the hearing.

Should the Council adopt the draft ordinance establishing the HR-MU zoning district, staff would come back at a future meeting to begin the process for considering rezoning the eight “purple” lots identified for the mixed-use district in the “Mapping Our Community’s Future” report to the new district. The rezoning process would involve a second public hearing with published and mailed notice.

FISCAL & STAFF IMPACT: Costs and staff time are associated with the review of text amendments.

RECOMMENDATION: Staff recommends that the Town Council consider the resolution (*Attachment A*) setting a public hearing on the draft ordinance establishing a new mixed-use district for the Historic Rogers Road Neighborhood for September 22, 2020.