



## Legislation Text

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**File #:** 14-0196, **Version:** 1

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### **TITLE:**

Work Session on Proposed General Use Zoning Strategy for NSA Implementation

**PURPOSE:** The purpose of this item is to provide the Board of Aldermen with an opportunity to further discuss a possible new mixed-use zoning classification as part of the strategy to implement recommendations from the Northern Study Areas Plan Implementation Review Committee (NSAPIRC).

**DEPARTMENT:** Planning

**CONTACT INFORMATION:** Christina Moon - 919-918-7325; Patricia McGuire - 919-918-7327;  
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**INFORMATION:** At the January 14, 2014 work session, the Board discussed a staff proposal to create a new mixed-use zoning classification for the Northern Study Area, tentatively described as the Mixed Use Rural-Transition District (MURT). (Information from that meeting can be found at: <https://carrboro.legistar.com/MeetingDetail.aspx?ID=278049&GUID=9338808C-AF83-4BD4-A2B8-6B1DB90A1C52&Options=info&Search=>>) The proposal was prepared in response to the February 2011 design workshops facilitated by the Durham Area Designers (DAD) to assist with the realization of some of the goals of the Facilitated Small Area Plan for Carrboro's Northern Study Area (NSA Plan) as identified by the NSAPIRC, and as identified by Omar Zinn the owner of the design workshop study site.

The January work session agenda materials included a summary memo providing a brief analysis of different approaches toward creating a new or modified zoning classification. Using the existing Office/Residential Mixed Use District (OR-MU) as a model, staff provided sample language for a potential Mixed Use Rural-Transition District (MURT), designed to provide a variety of different land use opportunities within a framework that responded to the landscape of the existing rural environment through open space, screening and buffer requirements. As part of an outline for the MURT district, staff included a list of potential land uses based on information from the property owner regarding a possible development project. Board members expressed interest in having further discussion regarding some of the specific elements of the MURT district, particularly the selection of land uses, the proposed residential density and potential for density bonuses, potential building heights, and the use of buffers. The following summary is designed to facilitate this discussion and provide staff the necessary guidance to begin refining the provisions for a potential new mixed-use district (Attachment B).

**FISCAL & STAFF IMPACT:** There is no fiscal impact related to the discussion of this item. Additional staff time is expected to finalize ordinance provisions. Costs associated with public hearings should be anticipated at the time the Board decides to advance LUO and map amendments for public input.

**RECOMMENDATION:** Staff recommends that the Board of Aldermen discuss the decision points relating to a possible new mixed-use zoning district and consider the resolution (Attachment A) to provide staff

with direction toward drafting an ordinance creating a new mixed-use zoning district.