



Legislation Text

File #: 17-590, **Version:** 1

TITLE:

Continuation of Public Hearing for Conditional Rezoning at 905 & 921 Homestead Road

PURPOSE: The purpose of this item is for the Board of Aldermen to continue to receive public comment and to deliberate on a request to rezone property at 905 and 921 Homestead Road to R-10-CZ.

DEPARTMENT: Planning

CONTACT INFORMATION: Christina Moon - 919-918-7325; Patricia McGuire - 919-918-7327; Bob Hornik - 919-929-3905; Marty Roupe - 919-918-7333

INFORMATION: At the May 22, 2018 Board of Aldermen meeting, the Board opened a public hearing to consider a request from Parker Louis, LLC, (Adam and Omar Zinn) to rezone two parcels on the south side of Homestead Road, from R-15 (Residential, 15,000 square feet per dwelling unit) to R-10-CZ (Residential, 10,000 square feet per dwelling unit, conditional) for the purpose of developing a twenty-lot Architecturally Integrated Subdivision (AIS). (Agenda materials from the May meeting may be found at the following link: <https://carrboro.legistar.com/MeetingDetail.aspx?ID=571560&GUID=E7BC5809-48EB-455B-AD6B-10D624CA4E88&Options=&Search=>>) The two parcels are shown on the attached vicinity map in diagonal hatching and may be more specifically identified as Orange County PINs 9779-27-6322 and 9779-27-8209; they contain just under 4.8 acres combined (*Attachment C*).

Twenty residents spoke during the comment portion of public hearing, including the developer Omar Zinn. The majority of the residents who spoke live in the Wexford and Williams Woods subdivisions located south of the project site and spoke against the proposed vehicular connection from the project to Wyndham Drive citing safety concerns. An excerpt of the meeting minutes is provided (*Attachment J*). The proposed connection is a requirement of the Land Use Ordinance, sections 15-214, 15-217 and 15-220. Provisions relating to the installation of design features to discourage speeding and cut-through traffic are described in Section 15-217 (g); the curve in Wyndham Drive is an example of the types of traffic calming design measures identified in this section. The Town has received a request for residential traffic calming on Cobblestone Drive a parallel north-south, street located nearby and is scheduled to conduct counts in September.

Materials submitted by the applicant include the petition for change of zoning, a short narrative of the project, and a conceptual site plan (*Attachments D, E and F*). Proposed conditions are incorporated into the draft ordinance for rezoning (*Attachment B*) and are referenced in the staff memo. The applicant has also submitted a petition for voluntary annexation, which is being considered as a separate agenda item.

The rezoning proposal was presented at the Joint Review meeting on May 3rd. Advisory board comments are provided (*Attachment I*).

The Board of Aldermen must receive public comment before adopting map amendments to the Land Use

Ordinance. Section 15-141.4 of the Land Use Ordinance, Conditional Zoning Districts, describes the procedure for the Board to consider a conditional rezoning. Excerpts from the LUO are included in the staff memo.

Should the Board approve the rezoning, the Zinns would follow with an application for a Conditional Use Permit (CUP).

FISCAL & STAFF IMPACT: The petitioner has submitted materials and fees, where applicable, for reviewing and processing these requests, including envelopes for mailed notice. Staff time will be necessary for public notice and agenda preparation for the public hearings.

RECOMMENDATION: Staff recommends that the Board of Aldermen consider the attached resolution finding consistency (*Attachment A*), and the draft ordinance for the rezoning (*Attachment B*).