



## Legislation Text

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**File #:** 17-611, **Version:** 1

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### **TITLE:**

Continuation of Public Hearing on a Land Use Ordinance Amendment to Establish a Lloyd/Broad District

**PURPOSE:** The purpose of this agenda item is for the Board of Aldermen to continue to receive public comment and to deliberate on a text amendment to the Land Use Ordinance that would create a new zoning overlay district. A draft ordinance has been prepared.

**DEPARTMENT:** Planning

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

**INFORMATION:** At the June 6, 2018 Board of Aldermen meeting, the Board opened a public hearing to receive comments on a draft ordinance establishing a Lloyd/Broad Overlay District. Interest in the creation of a neighborhood specific overlay district grew from staff communications with residents of the Lloyd/Broad neighborhood in the late summer and fall of 2017 and subsequent discussions with the Board at meetings in the on November 28<sup>th</sup> and February 20, 2018. During these meetings the Board discussed some possible modifications to regulations related to size and scale of residential buildings and occupancy/definitions of family, and subsequently directed staff to begin work on possible amendments to the Land Use Ordinance.

A draft ordinance has been prepared that establishes a new overlay district for the Lloyd/Broad Street community with a focus on the size and scale of new buildings. The intent of the overlay district is guide new development to occur in a way that is in keeping with the existing fabric of the neighborhood-modest homes-and their relationship to the streetscape.

A public hearing to rezone approximately 90 properties to the Lloyd/Broad Overlay District has been prepared as a separate agenda item. The approval of the text amendment to establish the new overlay district would need to occur before the rezoning could take place.

The Board of Aldermen must receive public comment before adopting amendments to the Land Use Ordinance. The draft ordinance was presented at the joint advisory board review meeting on May 3, 2018, and was referred to Orange County. Comments are provided.

Neighborhood meetings were held on May 7<sup>th</sup> and May 21<sup>st</sup>. Citizens in attendance outlined several modifications to the draft ordinance, which have been incorporated:

1. Set a maximum square footage limitation for buildings of 1,750 square feet rather than the combined square footage and lot coverage percentage, which will allow a larger single story building, if of interest to an owner.
2. Set maximum and minimum right-of-way setbacks of 25 and 15 feet.
3. Establish a stepback provision for upper stories.
4. Set the maximum building height at 23 feet.

5. Define the usability of parking so as to ensure parking areas are used and their configuration does not encourage on-street parking.

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

**RECOMMENDATION:** Staff recommends that the Board of Aldermen receive public comment and consider adopting the resolution finding consistency (Attachment A) and the draft ordinance (Attachment B).