



Legislation Text

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TITLE:

Update on Development of Zoning Strategies for Historic Rogers Road Neighborhood to Implement “Mapping Our Community’s Future” Report

PURPOSE: The purpose of this agenda item is to provide the Board of Aldermen an update on the development of tools to implement the land use management/zoning concepts included in the 2016 report prepared for the neighborhood.

DEPARTMENT: Planning

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INFORMATION:

The towns of Chapel Hill and Carrboro engaged two consulting firms, Renaissance Planning and Business Street, to assist with implementing the land use and zoning strategies included in the 2016 *Mapping Our Community’s Future* report (*Attachment A*).

The zoning strategies effort has included outreach and engagement related to development of zoning tools that would be consistent between the two jurisdictions. A summary of the work to date is provided below:

- Consultant Background Review, September to November 2018
- Community Engagement, October 2018 to January 2019
- Draft Zoning Strategies Outline document, December 2018
- Board of Aldermen Update, February 2019
- Draft Zoning Code staff review, February 2019

As a part of considering possible land uses for the area, a market analysis was completed by Rod Stevens of Business Street in December 2018 (*Attachment B*). In his report, finalized after discussions and presentations at community meetings on October 30, 2018 and November 15, 2018, Stevens concluded that it would be very difficult for traditional retail uses to succeed in the neighborhood. The report, however, identifies other opportunities and ideas for implementing the mixed use concepts discussed in *Mapping Our Community’s Future*, such as live / work uses.

The *Draft Zoning Strategies Outline* document is provided as *Attachment C*. This information was shared with participants during the January 2019 community meeting. While the outline refers to utilizing an overlay district as the main implementation tool, the establishment of a new base zoning district may be more consistent within the framework of Carrboro’s Land Use Ordinance. As referenced above, the goal is to create zoning standards that are effectively the same across the two jurisdictions, even if the terms and techniques differ slightly in each town. Staff anticipates that the consultant will deliver draft ordinance language in advance of

the next community meeting at RENA Community Center on March 14, 2019. The format for the next community meeting will be a drop in session, providing an opportunity for citizens to review the draft ordinance and ask questions about any and all aspects of the project. Following this additional community review and feedback, the following steps are anticipated:

- Draft ordinance presentation to Board of Aldermen and Request to Set Public Hearing, March 2019
- Advisory Board and Orange County review, April 2019
- Public Hearing for consideration of ordinance, April 23, 2019.

FISCAL & STAFF IMPACT: The Town is sharing in the cost of the professional services and staff support to this effort.

RECOMMENDATION: Staff recommends that the Board of Aldermen review and discuss the information on zoning strategies and provide any feedback to staff.