



Legislation Text

File #: 19-132, **Version:** 1

TITLE:

Review of Preliminary Draft Ordinance and Master Plan to Rezone Property at Old NC 86 and Eubanks Road to a Site Specific, Flexible Zoning (FLX) District

PURPOSE: The purpose of this item to provide the Board with an opportunity to review in more detail the preliminary draft ordinance and graphic illustrations prepared as part of the application to rezone property to a FLX district, and to consider the first round of advisory board comments on the draft ordinance provisions.

DEPARTMENT: Planning

CONTACT INFORMATION: Christina Moon - 919-918-7325, Patricia McGuire - 919-918-7327, Nick Herman - 919-929-3905, Marty Roupe 919-918-7333

INFORMATION: At the February 26, 2019 meeting, the Board of Aldermen reviewed the preliminary draft ordinance and graphic illustrations prepared in relation to an application to rezone property to a FLX District and referred the materials to the advisory boards for comments. The Board also approved a possible schedule for bringing the rezoning request to public hearing in May or June of this year (Attachment B). At the close of the Board's discussion, Mayor Lavelle requested an opportunity for the Board to take a closer look at the FLX proposal to better analyze the draft ordinance and master plan and to compare it with the five concept plans developed as part of the 2011 facilitated workshop lead by the Durham Area Designers (DAD). The agenda item and background materials from February 26, 2019, including the draft ordinance, may be viewed here:

[https://carrboro.legistar.com/LegislationDetail.aspx?ID=3869266&GUID=2904B5F7-1425-4E1F-9A66-C3420EAFFC69&Options=&Search>=](https://carrboro.legistar.com/LegislationDetail.aspx?ID=3869266&GUID=2904B5F7-1425-4E1F-9A66-C3420EAFFC69&Options=&Search=>=<https://carrboro.legistar.com/LegislationDetail.aspx?ID=3869266&GUID=2904B5F7-1425-4E1F-9A66-C3420EAFFC69&Options=&Search>=)

The DAD report may be viewed here:

[http://www.townofcarrboro.org/DocumentCenter/View/122/NSA-Workshop-Final-Report->](http://www.townofcarrboro.org/DocumentCenter/View/122/NSA-Workshop-Final-Report->http://www.townofcarrboro.org/DocumentCenter/View/122/NSA-Workshop-Final-Report->=)

Additional details and staff analysis of the DAD report may be found at the following link:

[http://www01.townofcarrboro.org/BoA/Agendas/2013/01_29_2013_B1A.pdf](http://www01.townofcarrboro.org/BoA/Agendas/2013/01_29_2013_B1A.pdfhttp://www01.townofcarrboro.org/BoA/Agendas/2013/01_29_2013_B1A.pdf)

The FLX rezoning materials and draft ordinance were presented to advisory boards at the March 7th Joint Review meeting and shared at a public drop-in session on April 8th. Comments from the Northern Transition Area Advisory Committee, Transportation Advisory Board, Environmental Advisory Board, and Planning Board have been provided (Attachment C). Comments from the drop-on session will be provided at the meeting.

Based on the Board's discussion, staff could bring back an agenda item before the end of April to request to set

a public hearing. The applicant has noted that they have limited availability in June, which may affect the previously outlined schedule. It is staff's understanding that the Board of Aldermen may be interested in discussing the public engagement process, including additional drop in sessions or other ideas.

Other matters worth noting, in order to keep the proposed schedule on track, include but are not limited to receiving a transportation impact analysis (TIA), additional analysis of how stormwater will be handled and addressed on the site, architectural standards for all proposed land uses, and further refinements to the proposed site plan incorporating changes and identifying maximum residential densities and commercial square footages. A scoping meeting for the TIA is scheduled for Monday, April 8. It is not yet clear when the TIA will be completed. The applicant can speak further during Tuesday's discussion about the timeline for completing the other identified elements.

FISCAL & STAFF IMPACT: Staff time will also be necessary for public notice, drop-in sessions and public hearing agenda preparation.

RECOMMENDATION: Staff recommends that the Board discuss the preliminary draft materials and use the resolution provided (*Attachment A*) to offer input on the preliminary ordinance and master plan and direction on the public engagement process and schedule.