



## Legislation Text

File #: 19-145, Version: 1

**TITLE:**

# Public Hearing on Land Use Ordinance Amendments Relating to the Historic Rogers Road Neighborhood

**PURPOSE:** The purpose of this agenda item is for the Board of Aldermen to receive public comment on land use ordinance text amendments defining two new zoning districts and associated development requirements for the Historic Rogers Road neighborhood.

**DEPARTMENT:** Planning

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**INFORMATION:** The Town has been working closely with Renaissance Planning and the Town of Chapel Hill to develop text amendments to the Land Use Ordinance (LUO) that would implement in part the vision outlined in the 2016 *Mapping Our Community's Future* report for the Historic Rogers Road neighborhood. (A copy of the report may be found at the following link:  
<<http://www.townofcarrboro.org/DocumentCenter/View/5936/Mapping-Our-Communitys-Future-Report>>.)

A draft ordinance has been prepared (*Attachments B and C*) which, if adopted, would define and establish development requirements for two new districts with provisions for higher density (i.e. up to three lots per acre in the residential district and approximately five lots per acre in the mixed use district), expanded home occupation choices, and a mixed use area with opportunities for flex space and office uses. The draft ordinance would also create a new residential use category for a triplex (a single building containing three dwelling units) for use in the neighborhood.

At the February 19, 2019 Board of Aldermen meeting, the Board received a presentation from Renaissance Planning on the collaborative effort, the series of drop-in neighborhood meetings held to gather input on the potential zoning concepts, and the elements of the draft ordinance provisions. (<https://carrboro.legistar.com/MeetingDetail.aspx?ID=679784&GUID=7D469578-03C6-4BC6-A6F7-DA8A23CD41D9&Options=&Search=>) Staff is working to make the ordinances in Carrboro and Chapel Hill as similar as possible to maintain the overall neighborhood cohesiveness while meeting the requirements of each municipality's land use plan and zoning regulations. Staff from the Town of Chapel Hill presented proposed amendments for the eastern section of the Historic Rogers Road neighborhood on April 17<sup>th</sup> (agenda materials may be found at: <https://chapelhill.legistar.com/MeetingDetail.aspx?ID=621448&GUID=6C649802-698B-47A7-80EE-A37E1D9B0810&Options=info&Search=>).

The draft ordinance was referred to Orange County and presented at the April 4<sup>th</sup> joint advisory board meeting.

Comments from the Planning Board, Northern Transition Area Advisory Committee and Transportation Advisory Board are provided (*Attachment D*); the Economic Sustainability Commission has not yet had a chance to review. Comments received from local residents are also provided (*Attachment E*). Staff has included as (*Attachment F*) a series of observations about the draft ordinance, its alignment with the draft ordinance for Chapel Hill and possible areas where additional language could be added or refined. Staff is seeking feedback on these items and can bring back a revised draft ordinance in mid-May as part a request-to-set a public hearing for the actual rezoning of the parcels to the new districts.

**FISCAL & STAFF IMPACT:** Public hearings involve staff time 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 discuss the draft ordinance and draft table of permissible uses along with the series of staff observations. A resolution for consistency has been provided (*Attachment A*) for the Board's use, but staff requests that the Board provide feedback with regard to the items noted in the observations to be incorporated into a revised ordinance to be bring forward at a future meeting and to be acted upon with the rezoning ordinance.

A motion to this effect may be made in lieu of adopting the resolution for consistency and draft ordinance.