



Legislation Text

File #: 19-238, **Version:** 1

TITLE:

Public Hearing to Consider Rezoning Properties in the Historic Rogers Road Neighborhood and to Continue Deliberations of Associated Text Amendments

PURPOSE: The purpose of this agenda item is for the Board of Aldermen to receive public comment on a proposal to amend the official zoning map of the Carrboro Land Use Ordinance to rezone thirty (30) properties in the Historic Rogers Road neighborhood from RR to either HR-R or HR-MU, and to continue its deliberation on associated text amendments establishing these new districts and related development requirements. Adoption of the text amendments must occur before the rezoning can proceed.

DEPARTMENT: Planning

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

INFORMATION: Since the Board's most recent discussion on May 21, 2019, staff has continued to work closely with Renaissance Planning and the Town of Chapel Hill to revise the draft ordinance (amending the text of the Land Use Ordinance) to respond to Board and citizen concerns while maintaining the key elements of the amendment designed to help realize the vision of the 2016 *Mapping Our Community's Future* report for the Historic Rogers Road neighborhood. Agenda materials from May 21st may be found at the following link <https://carrboro.legistar.com/MeetingDetail.aspx?ID=678580&GUID=7D464B79-950E-4FC9-B0D3-0F02D6E9771F&Options=&Search=>>.) A revised draft ordinance is provided (*Attachment B*); a tracked version of the revised ordinance is also provided (*Attachment C*). A staff memorandum with responses to questions asked at the May 21st meeting and information relating to the proposed changes to the draft ordinance is included as well (*Attachment D*).

The revised ordinance, if, adopted, would establish two new zoning districts for the neighborhood: Historic Rogers Road-Residential (Residential, 14,520 square feet per dwelling unit) and Historic Rogers Road-Mixed Use (A mixed use district with residential uses, 7,500 square feet per dwelling unit). The next step in the process would be to amend the official zoning map to rezone the subject properties to the new zones: twenty-two (22) parcels would be rezoned from RR (Rural Residential, one acre per dwelling unit) to HR-R and eight (8) parcels would be rezoned from RR to HR-MU. A draft rezoning ordinance has been prepared (*Attachment F*). A staff memorandum outlining the changes relating to the rezoning and other changes to the Land Use Ordinance under consideration as part of the text amendment is provided (*Attachment G*). In accordance with Section 15-320, this action would be considered a "major map amendment" for a rezoning involving more than five tracts of land in separate ownership. Certification of mailed notice is provided (*Attachment H*).

The Board of Aldermen must receive public comment before adopting map amendments to the Land Use Ordinance; Planning Board review is also needed. Section 15-322 describes the role of the Planning Board in the review of rezonings. The Planning Board considered the map amendment at the June 6th regular meeting; comments are provided (*Attachment I*).

Should the Board adopt the revised draft ordinance amending the text of the Land Use Ordinance) consideration of the map amendment can proceed, the proposed rezoning of thirty parcels from RR to HR-R or HR-MU.

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

RECOMMENDATION: Staff recommends that the Board of Aldermen deliberate and consider adopting the resolutions provided. These include for the text amendments: Attachment A finding consistency and Attachment B for the draft ordinance; and for the map amendment (rezoning) Attachment E for consistency and Attachment F for the draft ordinance.