



Legislation Text

File #: 20-444, **Version:** 1

TITLE:

Request-to-set a Public Hearing on Land Use Ordinance Text Amendments Relating to Dimensional Requirements in the B-1(C) and B-1(G) Districts, Permit Requirements for Town-Owned and Operated Facilities, and Tree Canopy Coverage Standards

PURPOSE: The purpose of this item is for the Town Council to consider setting a public hearing on amendments to the Land Use Ordinance relating to the dimensional standards in the B-1(C) and B-1(G) zoning districts, permitting requirements for town-owned and operated facilities and tree canopy coverage standards. The amendments have been identified in relation to the 203 Project. Text amendments are legislative decisions. The Town Council must receive public input prior to making a decision.

DEPARTMENT: Planning

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INFORMATION: As part of the November 10, 2020 public hearing on the 203 Project, staff identified the need for two text amendments to support the building design. The first amendment would establish a 60-foot maximum height limit for parking decks in the downtown business districts, B-1(C) and B-1(G). The second would add language to clarify that town-owned and operated facilities that exceed two stories are subject to the issuance of a zoning permit. A possible third amendment relating to tree canopy standards was also discussed. ([Town of Carrboro - Meeting of Town Council on 11/10/2020 at 7:00 PM \(legistar.com\)](https://carrboro.legistar.com/MeetingDetail.aspx?ID=802056&GUID=56F10CAB-AE2E-423F-82E3-D2B733F45740&Options=&Search=>) <<https://carrboro.legistar.com/MeetingDetail.aspx?ID=802056&GUID=56F10CAB-AE2E-423F-82E3-D2B733F45740&Options=&Search=>>>).

A draft ordinance including all three amendments has been prepared. The Town Council must receive public comment before adopting amendments to the Land Use Ordinance. Orange County and Planning Board review is needed, and the Appearance Commission has been identified as the matter relates to its purview.

FISCAL & STAFF IMPACT: Public hearings involve staff and public notice costs associated with advisory and Town Council review.

RECOMMENDATION: Staff recommends that the Town Council consider the attached resolution setting a public hearing for February 16, 2021, referring the proposed amendment to the Land Use Ordinance to Orange County, the Planning Board and the Appearance Commission.