



Legislation Text

File #: 21-51, **Version:** 1

TITLE:

Public Hearing on Text Amendments to the Land Use Ordinance Relating to Dimensional Requirements in 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 agenda item is for the Town Council to consider an ordinance to amend the text of 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. The consideration of amendments to the Land Use Ordinance is a legislative decision; the Council must receive public input before reaching a decision on the draft ordinance.

DEPARTMENT: Planning Department

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INFORMATION: Updates to the Town Council on the development of the 203 Project have identified the need for text amendments to support the building design. Three amendments have been discussed. The first 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 the town-owned and operated facilities that exceed two stories are subject to the issuance of a zoning permit per Section 15-146. A third amendment that would allow for a modified standard for tree canopy coverage subject to specific criteria has also been discussed. Staff is still working with the design consultant to determine if this amendment is needed. (Information from the November public hearing on the 203 Project when the text amendments were discussed in relation to the building design may be found at the following link: [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=>>>).

The Town Council must receive public comments before adopting amendments to the Land Use Ordinance. The draft ordinance was referred to Orange County and presented to the Planning Board, Appearance Commission and Environmental Advisory Board at the Joint Advisory Board meeting on February 4, 2021. The Planning Board and EAB discussed the item again on February 11th and prepared recommendations. Staff has been corresponding with members of the Appearance Commission to determine if a quorum would be available on Monday, February 15th. If the Appearance Commission is able to meet on Monday, staff will provide its comments at the hearing on February 16th. Comments from the Planning Board, EAB and Orange County are provided (Attachment C).

FISCAL & STAFF IMPACT: Public notice costs and staff time are associated with the review of text amendments for public hearings and advisory board review.

RECOMMENDATION: Staff recommends that the Town Council consider adopting the resolution of consistency (*Attachment A*) and the draft ordinance (*Attachment B*).