



Legislation Text

File #: 22-190, **Version:** 1

TITLE:

Adoption of Carrboro Connects 2022-2042 Comprehensive Plan

PURPOSE: The purpose of this agenda item is for the Town Council to consider adoption of the draft comprehensive plan, Carrboro Connects 2022-2042.

DEPARTMENT: Planning

CONTACT INFORMATION: Patricia McGuire, Planning Director, 919-918-7327; pmcguire@carrboronc.gov <<mailto:pmcguire@carrboronc.gov>>, Ben Berolzheimer, Associate Planner, 919-918-7330; bberolzheimer@carrboronc.gov <<mailto:bberolzheimer@carrboronc.gov>>

INFORMATION: The Carrboro Town Council held public hearings on November 16, 2021 and February 22, 2022 and worksessions on March 8 and 22, 2022 on a draft comprehensive plan, Carrboro Connects. Agenda materials for previous meetings can be accessed at the following links:

November 16, 2021 - [Town of Carrboro - Meeting of Town Council on 11/16/2021 at 7:00 PM \(legistar.com\)](https://carrboro.legistar.com/MeetingDetail.aspx?ID=902919&GUID=66E660AB-E51C-462B-8285-D8D375D836E6&Options=&Search=>) <<https://carrboro.legistar.com/MeetingDetail.aspx?ID=902919&GUID=66E660AB-E51C-462B-8285-D8D375D836E6&Options=&Search=>>> (see Item 1)

February 22, 2022 - [Town of Carrboro - Meeting of Town Council on 2/22/2022 at 7:00 PM \(legistar.com\)](https://carrboro.legistar.com/MeetingDetail.aspx?ID=917885&GUID=0FAE7659-1C0A-43FC-984B-EFAEE7955135&Options=&Search=>) <<https://carrboro.legistar.com/MeetingDetail.aspx?ID=917885&GUID=0FAE7659-1C0A-43FC-984B-EFAEE7955135&Options=&Search=>>> (see Item 1)

March 8, 2022 - [Town of Carrboro - Meeting of Town Council on 3/8/2022 at 7:00 PM \(legistar.com\)](https://carrboro.legistar.com/MeetingDetail.aspx?ID=937400&GUID=8488EF4E-19B7-4BBD-928E-5A05FC504990&Options=&Search=>) <<https://carrboro.legistar.com/MeetingDetail.aspx?ID=937400&GUID=8488EF4E-19B7-4BBD-928E-5A05FC504990&Options=&Search=>>> (see Item 3)

March 22, 2022 - [Town of Carrboro - File #: 22-86 \(legistar.com\)](https://carrboro.legistar.com/LegislationDetail.aspx?ID=5531320&GUID=ED0DF010-D13F-4BAF-8D16-D9F898E124C6&Options=&Search=>) <<https://carrboro.legistar.com/LegislationDetail.aspx?ID=5531320&GUID=ED0DF010-D13F-4BAF-8D16-D9F898E124C6&Options=&Search=>>>

May 10, 2022 - [Town of Carrboro - File #: 22-159 \(legistar.com\)](https://carrboro.legistar.com/LegislationDetail.aspx?ID=5644926&GUID=8D4301DA-1738-4900-A85C-C4694C247CB9&Options=&Search=>) <<https://carrboro.legistar.com/LegislationDetail.aspx?ID=5644926&GUID=8D4301DA-1738-4900-A85C-C4694C247CB9&Options=&Search=>>> (Includes Planning Board Recommendation for adoption)

The revised June 7 Adoption Draft (*Attachment B*) builds on the original Adoption draft that was posted publicly on May 2, 2022 and discussed during the May 10, 2022 Town Council meeting. Town Council discussion from May 10 was used to inform considerations and additional revisions that have been incorporated into the new June 7 Adoption Draft.

Changes since May 10, 2022 include the substantive changes in Table 1 below which were made in response to Council discussion and direction on May 10 and subsequent emails. Additional changes include a correction to Chapter 9, Strategy 2.3 in regards to allowing ADUs on smaller lots and a corrected reference to the Bolin Creek Watershed Restoration Plan. Staff and consultants conducted another thorough check for typos, grammar

and other needed corrections and incorporated edits as needed. Staff will be prepared to discuss any of these changes at the meeting on June 7.

Substantive Changes since May 10 Adoption Draft

Parking

Comment: Reaffirmed interest in eliminating parking minimums for residential uses near transit and encouraged staff to incorporate an interest in using a variety of tools (reducing/eliminating minimums, using maximums, and others) in other districts to reduce the amount of land used for parking. In addition, all agreed with Sammy's suggestion to cross-reference the parking issue in the sections on stormwater and housing.

Updated Text: Transportation and Mobility Strategy 4.2 Reduce negative effects of parking requirements on housing costs.

A. Remove minimum vehicular parking requirements for residential development close to transit.* Lower vehicular parking requirements for all residential uses, including ADUs. Further reduce vehicular minimum parking standards for dedicated, long-term affordable housing units. Consider maximum parking ratios to reduce impervious surfaces and make more efficient use of land.

*"Close to transit" is defined as housing units located within a half mile of a bus stop that is served at least seven days per week at an average of 30-minute intervals on weekdays and 60-minute intervals on weekends.

Cross references added in Related Strategies and Projects in each chapter.

Residential Density

Comment: Discussed the future land use map and the definitions of "residential" and "multifamily" in the map's legend. Staff indicated they felt they had sufficient guidance to address Danny's and others' feedback about the definitions and the chapter. The council did not settle on a specific change-heeding staff's caution about unintended consequences (the watershed districts being the clearest example)-but can expect that staff will find a way to address the idea that the future land use map/definitions seem somewhat less ambitious than the goals expressed in the plan.

Updated Text: Revised definition for "Residential" land use: Includes all housing types with the number of units determined by the size of the lot and the zoning designation along with other constraints such as those found in the University Lake Watershed (WR).

The revised definition explains that this category does not preclude apartments or multi-family; the Town doesn't regulate by number of units.

The plan calls for more multi-family development through ADUs on traditional single-family lots and to consider additional density and multi-family uses in the corridor maps. Several additional language edits were made that open the door even wider to multi-family development.

One Orange/REAL

Comment: Discussion about the importance of being clear about how the incorporation of One Orange/REAL will inform the staff's work plan during implementation of the comprehensive plan.

Updated Text: Language edited and clarified throughout Introduction chapter to make this clearer. (I.e., using more precise language so that the use of "framework" is attached to One Orange and not used generally).

The following sentence added to Introduction (p10) and Implementation (p174) chapters: "GARE principles were used and embedded in each step of the Carrboro Connects planning process, and the adopted One Orange Racial Equity Framework as well as the One Orange Racial Equity Assessment Lens (REAL) will be used in implementing the goals, strategies, and projects identified in this plan."

Staff has discussed approaches for reporting on implementation progress in a cost- and time-efficient manner

that still provides transparent updates to the public. As part of plan implementation, regular progress evaluations are planned to occur each year. Plan updates every five years are expected. These updates will include checking on the progress of the plan's implementation and assessing whether goals, strategies, and projects, including their prioritization, still meet community needs and interests. These reviews and updates may lead to amending the plan in response to changes in conditions.

Existing Plans that will be readopted as part of the Carrboro Connects 2022-2042 adoption include:

- Updated Bike Plan
- Community Climate Action Plan
- Energy and Climate Protection Plan
- Downtown Parking Plan
- Economic Sustainability Plan

Action Needed: Per North Carolina State Law, 2019-111, Section 2.9(c), action on a reasonably maintained comprehensive plan or land-use plan that accords with North Carolina General Statutes 160D 501 is needed before July 1, 2022 in order for the Town to continue to exercise its zoning authority.

FISCAL & STAFF IMPACT: There are none noted with consideration and possible adoption of the plan.

RECOMMENDATION: The staff recommends that the Town Council adopt Carrboro Connects 2022-2042 as the comprehensive plan for the Town of Carrboro (resolution/*Attachment A.*)