



Legislation Text

File #: 23-150, **Version:** 1

Implementation of Carrboro Connects Chapter 5, Strategy 4.2, Reduce negative effects of parking requirements on housing costs and natural resources.

PURPOSE: The purpose of this agenda item is to provide the Town Council with a report on the implementation of Carrboro Connects Transportation & Mobility Strategy 4.2 Reduce negative effects of parking requirements on housing costs and natural resources.

DEPARTMENT: Planning

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COUNCIL DIRECTION:

☐ Race/Equity ☐ Climate ☒ Comprehensive Plan ☐ Other

Carrboro Connects, Town of Carrboro Comprehensive Plan 2022-2042 was adopted on June 7, 2022. The plan is rooted in advancing racial equity and climate action. 175 strategies and projects are included, 35 of which were identified for prioritization in the first five years because of their ability to advance multiple community interests and objectives. Racial Equity Pocket questions related to possible changes to parking requirements close to transit are included as *Attachment D*.

INFORMATION:

Chapter 11 (Implementation) of the Town's Comprehensive Plan, Carrboro Connects, adopted in June 2022, identified Transportation and Mobility Chapter 5's Strategy 4.2, "[r]educe negative effects of parking requirements on housing costs and natural resources," as one of five priority projects. The initial action noted was "[r]emove minimum vehicular parking requirements for residential development close to transit" and staff reported that a report and text amendments would be forthcoming in 2023 ([Town of Carrboro - File #: 22-309 \(legistar.com\)](https://carrboro.legistar.com/LegislationDetail.aspx?ID=5955232&GUID=E3A499EB-33CB-4782-A7D2-99D783C09996&Options=&Search=>) <<https://carrboro.legistar.com/LegislationDetail.aspx?ID=5955232&GUID=E3A499EB-33CB-4782-A7D2-99D783C09996&Options=&Search=>>>." During its retreat in January of 2023, the Town Council included the action among 13 Key Strategic Areas and Deliverables for completion in the next 12 - 18 months and indicated that the downtown should be included. These priorities were clarified and confirmed on March 28, 2023 (see item # 23-103 at [Town Council on 2023-03-28 7:00 PM \(granicus.com\)](https://carrboro.granicus.com/player/clip/410?view_id=2&redirect=true&h=e86b86451e48c6584a5d5d52854ee508>) <https://carrboro.granicus.com/player/clip/410?view_id=2&redirect=true&h=e86b86451e48c6584a5d5d52854ee508>>.

This agenda item seeks to provide the Town Council with information regarding removing minimum vehicular parking close to transit. Carrboro Connects defines 'close to transit' as 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.

'Downtown' customarily refers to the approximately 100 acres of land included in downtown commercial zoning districts.

Information on the policy basis for this change, the existing parking regulations, mapping of the areas that meet the locational definition of ‘close to transit’ and possible approaches to implementing this strategy are provided in the attached report (*Attachment B*).

Possible decision points for the Council’s consideration that will assist with framing the LUO amendments are noted below, as well as an anticipated timeline for progress on changes to parking minimums for residential uses close to transit.

- How to proceed regarding current transit frequencies.
- How to consider/incorporate changes in the future if/when routes change.
- Keeping the flexible administration/presumptive standard.
 - Parameters for staff decisions regarding.
- Relationship to infrastructure changes (accessibility, bicycle and pedestrian).

- May 16, 2023 - Update to Town Council
- June 20, 2023 - Request to set Public Hearing on Land Use Ordinance amendments
- Summer 2023 - Public Engagement
- Fall 2023 - Advisory Board Review, Public Hearing

FISCAL IMPACT: Significant staff time is required for project planning, analysis, public engagement, and drafting changes.

RECOMMENDATION: The Town Manager recommends that the Town Council receives the report and provides direction in anticipation of preparing draft amendments for consideration of setting a public hearing. A draft resolution for this purpose is provided as *Attachment A*.