

ATTACHMENT A

**A RESOLUTION SPECIFYING FOLLOW-UP TO THE RECOMMENDATIONS OF
THE NSAPIRC REGARDING THE IMPLEMENTATION OF THE FACILITATED
SMALL AREA PLAN FOR CARRBORO'S NORTHERN STUDY AREA**

Resolution No. 100/2007-08

WHEREAS, the Carrboro Board of Aldermen seeks to consider fully policies, plans and regulations; and

WHEREAS, the Board of Aldermen established a process to review and update the Facilitated Small Area Plan for Carrboro's Northern Study Area and appointed the NSAPIRC to carry out this process; and

WHEREAS, the NSAPIRC has conducted this review, received public input at two community forums and made recommendations on the NSA Plan.

NOW, THEREFORE BE IT RESOLVED that the Board of Aldermen accepts these recommendations and specifies:

- 1) The following actions and initiatives within the recommendations are of interest:
 - a. < to be inserted >; and
- 2) Staff is to prepare an evaluation of the aforementioned actions. The evaluation will, at a minimum, include two components, a comparison of the recommendations to the original NSA Plan provisions, and an assessment of the procedural steps associated with each recommendation; and
- 3) The role of the NSAPIRC in any further work is < to be inserted>; OR
- 4) < other action identified by the Board of Aldermen>



TOWN OF CARRBORO
PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

May 4, 2006

Request from the Planning Board that the Board of Aldermen Consider a Moratorium on Development in the Northern Study Area. Revised 4-17-06

On several occasions recently, including at their Retreat in February, 2006, the Aldermen have expressed concerns about the manner in which development has been taking place in the Northern Study Area (NSA), as well as a desire to re-consider the current zoning in the NSA.

Members of the Planning Board share those concerns, and note that development is continuing at a rapid pace whereby future opportunities to achieve important community goals for the NSA are dwindling. In light of the swift pace of development applications, the Planning Board strongly recommends that the Aldermen enact a Moratorium on rezoning, major subdivisions, special and conditional use permit applications throughout the NSA for a period of time sufficient to re-evaluate existing zoning and ordinance in respect of the principles and objectives of the Facilitated Small Area Plan for Carrboro's Northern Study Area, as well as the interests and concerns of residents of the NSA, and to enact, if necessary, new zoning and ordinance for the NSA.

To the members of the Planning Board it appears that some principles expressed in the Small Area Plan are not being realized by the pattern of suburban development predominating in the NSA. Consider the following principles from the Plan:

"Village-type development should be encouraged. This type of development blends residential and commercial opportunities, and is easily negotiated by pedestrians... Village-type development improves the Town's ability to provide services efficiently..." (p31)

"Carrboro needs neighborhoods with a mixture of housing opportunities designed for a diverse population." (p31)

"Since the population of Carrboro will continue to increase significantly in the study area, new commercial development will be needed. Routine commercial service needs should be met by neighborhood centers." (p33)

"Development of new transit routes and the location of higher density development zoning near such routes should be encouraged." (p36)

RECOMMENDATION: NSA MORATORIUM

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May 4, 2006

And consider as well this statement from the "Recommended Plan:"

"To successfully accommodate anticipated growth while maintaining its small town heritage and enhancing the quality of life for all of its citizens, Carrboro must ensure that the land in the Study Area is not squandered through the exclusive development of high-priced, large-lot, single family housing." (p46)

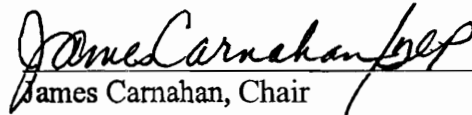
To the members of the Planning Board it seems as well that Carrboro's ability to accommodate future growth without compromising affordability and meeting other important community goals will be seriously compromised if the current development pattern continues toward a build-out that will occur soon. We recommend that the following are some important areas of consideration during the Moratorium period:

- 1) Finding effective means to site commercial areas in the NSA in order to provide retail and employment opportunities for residents of the Study Area.
- 2) Reviewing densities allowed around sensitive environmental areas, along transportation corridors and close to possible commercial zones.
- 3) Examine transit issues and ensure that transit will be provided and that development patterns to support transit and walkability will be achieved in the NSA.
- 4) Look at implications of any **proposed** changes in zoning for future school infrastructure needs.
- 5) Address issues of impending build-out, maintaining affordability, and the need to provide a wider range of housing than is currently being constructed.

A motion to approve submittal of this request to the Board of Aldermen was made by Susan Poulton and seconded by Hedi Paulsen.

VOTE: AYES: (6) (Carnahan, Fritz, Paulsen, Poulton, Rabinowitz and West);
ABSENT/EXCUSED: (3) (Chadbourne, Clinton, and Reid); NOES: (0);
ABSTENTIONS: (0).

The Planning Board requested that courtesy copies of this request be submitted to the following advisory boards for review: Environmental Advisory Board, Economic Sustainability Commission, Transportation Advisory Board, Appearance Commission, and Recreation and Parks Commission.

 May 4, 2006
 James Carnahan, Chair (Date)

Proposed Process to Update & Implement Carrboro's Northern Study Area Small Area Plan.

Process Goals:

- To engage broad public participation in a review of the Small Area Plan for the NSA that will identify key goals of the Plan and decide whether & to what extent they are being met;
- Within a narrow focus based on the original Plan & existing Town Ordinance, produce Zoning & Ordinance proposals to bring about achievement of the original SAP vision for the NSA;
- Maintain the original SAP "build-out" density objective of 2.1 units per acre;
- Be mindful of the Town's long stated goal of doubling the non-residential ~~tax~~ base; consider achieving a minimum 30% commercial base at build-out of the NTA;
- Formulate proposals in respect of the immediate & proximate desires of residents of the NSA, and the long term interests of the larger community & of future residents.

Who would conduct the Process?

- Facilitator (?)
- Representatives from the following Advisory Boards:

Planning Board	NTA Advisory Board
Transportation Advisory Board	Environmental Advisory Board
New Horizons Task Force	Parks & Recreation Commission
Economic Sustainability Commission	Appearance Commission.
- Representatives from Orange County and/or Chapel Hill as parties to the Joint Planning Agreement (?)

Time-line for the Process:

The Update should be completed within 6 months of acceptance of this Proposal.
(i.e. 6 months for completion of committee & workshop activity to produce zoning & ordinance recommendations, as well as Board of Aldermen action on the proposals.)

Process Outline: (as suggested by Alderman Coleman)

- Community Workshop #1, consisting of review of current documents & maps prepared by Staff, and solicitation of input via brainstorm and/or "breakout" sessions (Include for review: GIS inventory showing important & sensitive environmental features, maps identifying which properties are already developed or in the approvals process and which are not, zoning currently in place, basic info about each of the zones in the Ordinance, a reprise of the Small Area Plan objectives for the NTA, and projections of what density will result at the current rate of development given current zoning.)
- Committee reviews Small Area Plan plus input from Workshop #1 to determine key topic areas based on Process Goals;
- Committee conducts individual meetings to flesh out proposals for each of the key topic areas;
- Community Workshop #2 – for each topic area
 - 1) present Committee finding
 - 2) break into small groups to discuss
 - 3) hear reports from the small groups
- Committee integrates results from Workshop #2 into final report;
- Staff prepare analysis of final report;
- Bof A work session & followup action

Suggested Board of Aldermen Involvement (per D Coleman)

- Appoint a facilitator (?)
- All members attend if able
- Ensure that each member attends at least one topic area meeting and that each topic area meeting has one BofA member present (to ensure engagement of each member in some aspect of detail discussions)

The following resolution was introduced by Alderman Dan Coleman and duly seconded by Alderman Joal Hall Broun.

A RESOLUTION ESTABLISHING A PROCESS TO REVIEW THE IMPLEMENTATION OF THE FACILITATED SMALL AREA PLAN FOR CARRBORO'S NORTHERN STUDY AREA
Resolution No. 134/2006-07

WHEREAS, the Carrboro Board of Aldermen seeks to consider fully policies, plans and regulations pertaining to development opportunities; and

WHEREAS, the Board of Aldermen has expressed its desire to evaluate and, if necessary, update the implementation of the NSA Plan

NOW, THEREFORE BE IT RESOLVED that the Board of Aldermen establishes the following process to review and update the NSA Plan:

- 1) February 20 – Board adopts process and sets public hearing on development moratorium for March 27th. Board directs staff to request participation from advisory boards and community members (no more than 50), with the expectation that meetings will be held on the 3rd Thursday of each month in lieu of otherwise regularly scheduled advisory board meetings starting in March (Planning, Appearance, Environmental, Transportation, Recreation and Parks, Economic Sustainability).
- 2) March 6 – Board creates NSA Plan Implementation Review Committee (NSAPIRC) and charges it with carrying out review process.
- 3) March 15 – first meeting of NSAPIRC. Staff presents overview of NSA Plan and major development activity to date. Community forums, especially structure, agenda, notification, et cetera, are discussed.
- 4) Staff proceeds with activities needed for April 14 Community Forum. If needed, staff will request that funds be made available by the Board of Aldermen to support the forums.
- 5) March 27 – Public hearing on development moratorium.
- 6) April 12 – NSAPIRC meets to review agenda, materials, and notification strategies for Community Forum #1.
- 7) April 14 – Community forum #1
- 8) May 17 – NSAPIRC meets to review outcome of first forum and plan the second.
- 9) June 16 – Community forum #2
- 10) June 16 to July 31– Committee meets to make recommendations based on staff analysis and community input; staff works with committee to prepare ordinance text and map revisions.
- 11) August 1 to August 15 – Final drafts of ordinance amendments prepared by staff.
- 12) August 25 – Staff submits draft ordinance to Orange County by this date in order to provide at least 30 days in advance of public hearing (scheduled for September 25), anticipating the Board of Aldermen action to set public hearing on August 28.

- 13) August 28 – Board sets public hearing on proposed ordinance changes (for September 25) and refers ordinance to advisory boards.
- 14) September 6 to 20 – Planning Board and other advisory boards review proposed ordinance changes.
- 15) September 8 – First public hearing notice published.
- 16) September 15 – Second public hearing notice published.
- 17) September 25 – Board of Aldermen conducts public hearing and considers adoption of ordinances.
- 18) October 10 (or thereafter, depending on effective date) – moratorium expires.

The foregoing resolution having been submitted to a vote received the following vote and was duly adopted this 20th day of February 2007:

Ayes: Joal Hall Broun, Mark Chilton, Dan Coleman, Jacquelyn Gist, Randee Haven-O'Donnell, John Herrera

Noes: None

Absent or Excused: Alex Zaffron

The following resolution was introduced by Alderman Alex Zaffron and duly seconded by Alderman Randee Haven-O'Donnell.

A RESOLUTION ESTABLISHING A PROCESS TO REVIEW THE IMPLEMENTATION OF THE FACILITATED SMALL AREA PLAN FOR CARRBORO'S NORTHERN STUDY AREA

Resolution No.138/2006-07

WHEREAS, the Carrboro Board of Aldermen seeks to consider fully policies, plans and regulations pertaining to development opportunities; and

WHEREAS, the Board of Aldermen has expressed its desire to evaluate and, if necessary, update the implementation of the NSA Plan

NOW, THEREFORE BE IT RESOLVED that the Board of Aldermen establishes the following process to review and update the NSA Plan:

- 1) February 27 – Board adopts revised process. Board directs staff to request participation from advisory boards and community members, as follows:

Table with 4 columns: Group, #, Group, #. Rows include Planning Board, Appearance Commission, Environmental Advisory Board, Transportation Advisory Board, Recreation and Parks Commission, Board of Aldermen, Economic Sustainability Commission, Northern Transition Area Advisory Commission, New Horizons Task Force, Town of Chapel Hill, Orange County, At-Large Carrboro residents, and UNC.

It is expected that meetings will be held on the 3rd Thursday of each month in lieu of otherwise regularly scheduled advisory board meetings starting in March.

- 2) March 6 – Board creates NSA Plan Implementation Review Committee (NSAPIRC) and charges it with carrying out review process.
3) March 15 – first meeting of NSAPIRC. Staff presents overview of NSA Plan and major development activity to date. Community forums, especially structure, agenda, notification, et cetera are discussed.
4) Staff proceeds with activities needed for April 14 Community Forum. If needed, staff will request that funds be made available by the Board of Aldermen to support the forums.
5) March 27 – Public hearing on development moratorium.
6) April 12 – NSAPIRC meets to review agenda, materials, and notification strategies for Community Forum #1.
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8) May 17 – NSAPIRC meets to review outcome of first forum and plan the second.
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- 10) June 16 to July 31– Committee meets to make recommendations based on staff analysis and community input; staff works with committee to prepare ordinance text and map revisions.
- 11) August 1 to August 15 – Final drafts of ordinance amendments prepared by staff.
- 12) August 25 – Staff submits draft ordinance to Orange County by this date in order to provide at least 30 days in advance of public hearing, anticipating the Board of Aldermen action to set public hearing on August 28.
- 13) August 28 – Board sets public hearing on proposed ordinance changes and refers ordinance to advisory boards.
- 14) September 6 to 20 – Planning Board and other advisory boards review proposed ordinance changes.
- 15) September 8 – First public hearing notice published.
- 16) September 15 – Second public hearing notice published.
- 17) September 25 – Board of Aldermen conducts public hearing and considers adoption of ordinances.
- 18) October 10 (or thereafter, depending on effective date) – moratorium expires.

The foregoing resolution, having been submitted to a vote, received the following vote and was duly adopted this 27th day of February 2007:

Ayes: Joal Hall Broun, Mark Chilton, Dan Coleman, Jacquelyn Gist, Randee Haven-O'Donnell, Alex Zaffron

Noes: None

Absent or Excused: John Herrera

CREATION OF THE NORTHERN STUDY AREA PLAN IMPLEMENTATION REVIEW COMMITTEE

On February 20 and 27, 2007, the Board of Aldermen authorized the creation of the Northern Study Area Implementation Review Committee. The Board was asked to appoint the advisory board and the Board of Aldermen representatives and, if available, other community members to serve on the committee.

Trish McGuire gave an update.

It was the consensus of the Board to delay the at-large appointments until March 20th and that the town staff continue to advertise these positions.

The following resolution was introduced by Alderman Alex Zaffron and duly seconded by Alderman Jacquelyn Gist.

**A RESOLUTION MAKING APPOINTMENTS TO THE
NORTHERN STUDY AREA PLAN IMPLEMENTATION REVIEW COMMITTEE
Resolution No. 139/2006-07**

WHEREAS, the Board of Aldermen has established a process to review and update the facilitated Small Area Plan for Carrboro's Northern Study Area (NSA Plan); and

WHEREAS, an implementation review committee would allow advisory board members, citizens and neighboring jurisdictions to participate in the review and update process;

NOW, THEREFORE, THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO RESOLVES:

Section 1. The Board of Aldermen hereby appoints the following neighborhood representatives to the Northern Study Area Plan Implementation Review Committee:

Advisory Board of Committee	Representative
Planning Board	James Carnahan and Susan Poulton
Appearance Commission	Tom Wiltberger (tentative)
Environmental Advisory Board	Carolyn Buckner
Transportation Advisory Board	Tom High
Recreation and Parks Commission	Doris Murrell (tentative)
Economic Sustainability Commission	Alena Callimanis
Northern Transition Area Advisory Committee	(to be selected by the NTAAC)
New Horizons Task Force	Lydia Lavelle

Section 2. The Board of Aldermen hereby appoints the following Board of Aldermen members to the NSAPIRC:

- Alex Zaffron
- Mark Chilton

Section 3. The Board of Aldermen hereby appoints the following community members to the NSAPIRC.

Community Member	Representative
At-large Carrboro Resident	

Community Member	Representative
At-large Carrboro Resident	
At-large Carrboro Resident	
Town of Chapel Hill	
UNC-CH	Jannice Ashley, Director of Property Office
Orange County representative(s)	

Section 4. This Board of Aldermen hereby directs the NSAPIRC to participate in the review of the implementation of the NSA Plan, assist with design, development, and execution of other activities needed to complete this review as described in Resolution #138/2006-2007 adopted by the Board on February 27, 2007.

Section 5. This resolution shall become effective upon adoption.

The foregoing resolution having been submitted to a vote received the following vote and was duly adopted this 6th day of March 2007:

Ayes: Joal Hall Broun, Mark Chilton, Dan Coleman, Jacquelyn Gist, John Herrera, Randee Haven-O'Donnell, Alex Zaffron

Noes: None

Absent or Excused: None

The following ordinance was introduced by Alderman Dan Coleman and duly seconded by Alderman Alex Zaffron.

AN ORDINANCE ESTABLISHING A SIX MONTH MORATORIUM ON THE
CONSIDERATION OF REZONING PROPOSALS AND THE ACCEPTANCE OF NEW
APPLICATIONS FOR SPECIAL OR CONDITIONAL USE PERMITS FOR RESIDENTIAL
DEVELOPMENT WITHIN THE NORTHERN STUDY AREA
Ordinance No. 21/2006-07

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

Section 1. The Board finds that:

- a. On May 26, 1998, following years of study and community participation, the Board of Aldermen adopted the Facilitated Small Area Plan for the Northern Study Area (Northern Study Area Plan), a document which established planning goals and objectives for the area shown on the map attached to and incorporated into this ordinance as Attachment A.
- b. The Carrboro Land Use Ordinance and zoning map were amended in an attempt to implement the goals and objectives set forth in the Northern Study Area Plan.
- c. Significant development within the Northern Study Area has occurred since the adoption of the plan and the ordinance changes designed to implement the plan.
- d. The Carrboro Planning Board as well as other advisory boards and individual citizens have expressed doubts whether the goals and objectives of the Northern Study Area Plan are being achieved and can be achieved without modifications to the Land Use Ordinance and zoning map.
- e. The Board has considered and devised a process to involve the town's advisory boards as well as citizens and interested parties in the examination of the Land Use Ordinance and zoning map to determine if changes are warranted in order to better implement the goals and objectives of the Northern Study Area Plan.
- f. Considerable assistance from the town's planning staff will be necessary in order to allow this process to move forward satisfactorily and expeditiously.
- g. A moratorium on the consideration of rezoning proposals and the acceptance of new applications for conditional and special use permits for residential developments is necessary in order to allow the planning staff to devote the time necessary to move the above described planning process forward.
- h. A moratorium on the consideration of rezoning proposals and the acceptance of new special and conditional use permit applications for residential developments is also

necessary to prevent decisions that could be inconsistent with the results of the planning process outlined above.

- i. A moratorium on the acceptance of special and conditional use permits for residential developments pending the completion of the planning process described above is also necessary to avoid the waste of time and resources (on the part of developers as well as town staff) that would otherwise occur if development plans are prepared and evaluated under ordinance requirements that may well be subject to change before the review process is completed.
- j. The Board concludes that no other alternatives to a moratorium exist that would serve as well to achieve the objectives and avoid the problems set forth in paragraphs g, h, and i above.

Section 2. From and after the effective date of this ordinance, for a period of six months, (i) the town will not accept applications for rezonings nor consider any pending applications for the rezoning of property within the Northern Study Area as shown on Attachment A, and (ii) the town will not accept any new applications for approval of special or conditional applications for residential developments within the Northern Study Area as shown on Attachment A. This moratorium is designed to provide time to allow for consideration of Land Use Ordinance map and text changes that would better achieve the goals and objectives of the Northern Study Area Plan and otherwise to achieve the objectives set forth in Section 1 of this ordinance.

Section 3. As set forth in Section 2, this moratorium terminates at the end of a six month period following its effective date. This six month period is the minimum time necessary to allow the above described planning process to go forward, including the preparation and adoption of any ordinance text or map changes that may be the product of this process.

Section 4. In accordance with Section 2.3C of the Joint Planning Agreement, a moratorium affecting rezoning or development applications within the Carrboro Joint Development Area may not become effective until approved by the Orange County Board of Commissioners. It is anticipated that such approval may be forthcoming on April 26, 2007 or soon thereafter, making that date the effective date of this moratorium. Either prior to the effective date of the moratorium, or while the moratorium is in effect, the following schedule of work is hereby established so that the planning process described above can be completed prior to the expiration of the moratorium.

- a. March 6 - NSA Plan Implementation Committee established by Board of Aldermen meets periodically during moratorium to review plan and organize community forums.
- b. April 14 – Community forum #1
- c. June 16 – Community forum #2
- d. June 17 to July 31– Committee meets to make recommendations based on staff analysis and community input; staff works with committee to prepare ordinance text and map revisions.
- e. August 1 to August 15 – Final drafts of ordinance amendments prepared by staff.
- f. August 24 – Draft ordinance submitted to Orange County

- g. August 28 – Board sets public hearing on proposed ordinance changes and refers ordinance to advisory boards.
- h. September 6 to 20 – Planning Board and other advisory boards review proposed ordinance changes.
- i. September 7 – First public hearing notice published.
- j. September 14 – Second public hearing notice published.
- k. September 25 – Board of Aldermen conducts public hearing and considers adoption of ordinances.
- l. October 26 (or thereafter, depending on effective date) – moratorium expires.

Section 5. This ordinance shall become effective on the date it is approved by the Orange County Board of Commissioners, having first been adopted by the Carrboro Board of Aldermen. It shall remain in effect for a period of six months thereafter in accordance with its terms, except that, as provided in G.S. § 160A-381, this ordinance shall not apply to:

- a. Any special or conditional use permit application that has been accepted by the town prior to the effective date of this ordinance. An application shall be regarded as accepted when it has been submitted for review in a manner that is sufficiently complete to enable the staff to undertake its normal review process and when all applicable fees have been paid to the town for the review of such application.
- b. Final subdivision plat approvals or requests for insignificant deviations from or minor modifications of existing special or conditional use permits..
- c. Any development for which substantial expenditures have already been made in good faith reliance on a prior valid administrative or quasi-judicial permit or approval.

The foregoing ordinance having been submitted to a vote received the following vote and was duly adopted this 27th day of March 2007:

Ayes: Mark Chilton, Joal Hall Broun, Randee Haven-O'Donnell, Alex Zaffron

Noes: Jacquelyn Gist, John Herrera

Absent or Excused: None

A RESOLUTION ESTABLISHING A SIX-MONTH MORATORIUM ON THE CONSIDERATION OF REZONING PROPOSALS AND THE ACCEPTANCE OF NEW APPLICATIONS FOR CONDITIONAL AND SPECIAL USE PERMITS FOR RESIDENTIAL DEVELOPMENT BY THE TOWN OF CARRBORO IN THE CARRBORO JOINT PLANNING TRANSITION AREAS

WHEREAS, Orange County and the Towns of Carrboro and Chapel Hill entered into a Joint Planning Agreement, dated September 22, 1987, as amended April 2, 1990, September 30, 1998, February 2, 1999, and August 20, 2002; and

WHEREAS, pursuant to the Joint Planning Agreement, a Joint Planning Area Land Use Plan and Map were adopted by all parties to the Joint Planning Agreement, and have since been amended on several occasions; and

WHEREAS, Joint Planning Transition Areas were identified wherein the Towns administer their Land Use Ordinances as if the land were located within the planning jurisdiction of the Towns; and

WHEREAS, a "Northern Study Area Plan" which encompassed the Carrboro Joint Planning Transition Areas was prepared and adopted as an amendment to the Joint Planning Area Land Use Plan by Orange County on February 2, 1999; and

WHEREAS, advisory boards for the Town of Carrboro have expressed doubts that goals and objectives of the Northern Study Area Plan are being achieved; and

WHEREAS, a six-month moratorium on the consideration of rezoning proposals and the acceptance of new applications for conditional and special use permits for residential development is recommended while an examination of the Land Use Ordinance and zoning map is conducted to determine if changes are warranted to better implement the goals and objectives of the Northern Study Area Plan; and

WHEREAS, the Carrboro Board of Aldermen held a public hearing on March 27, 2007 and adopted a six-month moratorium for the Northern Study Area; and

WHEREAS, the moratorium is not effective anywhere in the NSA (town limits and ETJ or Transition Areas 1 and 2) until the moratorium is adopted by Orange County as well; and

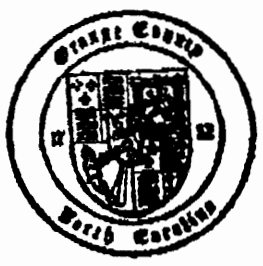
WHEREAS, Section 2.3.C of the Joint Planning Agreement defines the procedures whereby a moratorium may be established in the Joint Planning Transition Areas;

NOW THEREFORE, BE IT RESOLVED that the Orange County Board of Commissioners approves a moratorium until October 26, 2007 on the consideration of rezoning proposals and the acceptance of new applications for conditional and special use permits for residential development by the Town of Carrboro in the Northern Study Area consistent with the attached ordinance adopted by the Carrboro Board of Aldermen on March 27, 2007. The moratorium shall become effective upon adoption of this resolution.

Upon motion of Commissioner Quinn seconded by Commissioner Fouquier the foregoing resolution was adopted this the 24 day of June, 2007.

I, Donna S. Baker, Clerk to the Board of Commissioners for the County of Orange, North Carolina, DO HEREBY CERTIFY that the foregoing is a true copy of so much of the proceedings of said Board at a meeting held on June 26, 2007 as relates in any way to the adoption of the foregoing and that said proceedings are recorded in Minute Book No. of the minutes of said Board.

WITNESS my hand and the seal of said County, this 27 day of June, 2007.



Donna S. Baker
Clerk to the Board of Commissioners

Northern Study Area Plan Implementation Review Committee (NSAPIRC)**CHARGE**

This Board of Aldermen hereby directs the NSAPIRC to participate in the review of the implementation of the NSA Plan, assist with design, development, and execution of other activities needed to complete this review as described in Resolution #138/2006-2007 adopted by the Board on February 27, 2007 (and incorporated into ****Important Dates**** Schedule that is presented below).

****IMPORTANT DATES****

****Please note that this information has been edited to describe what actually transpired at meetings of the NSAPIRC and others. Where necessary, text that was originally included to describe the expected activity has been struck-through and an actual description added. Committee and subcommittee meetings that were added to the schedule are also noted, as are attendees.**

Important dates for the NSAPIRC are shown below. Corrections and more specific agendas will be posted on the town's website. Unless otherwise noted, NSAPIRC meetings will be in the Town Hall Boardroom beginning at 7:30pm. Wherever possible, the meeting dates fall on 3rd Thursdays; however, the selection of mid-month Saturdays for both Community Forums and other issues necessitate other dates in a few instances.

Thursday, March 15 – NSAPIRC receives staff overview of NSA Plan and major development activity to date. Preliminary discussions of structure, agenda, and notification for community forums.

Tuesday, March 27, 2007 – Board of Aldermen adopts ordinance establishing six-month moratorium for Northern Study Area. Request for approval is submitted to Orange County Board of Commissioners for approval.

Wednesday, March 28 – NSAPIRC continues earlier discussion and plans 1st community forum.

Thursday, April 12 – NSAPIRC - preparation for 1st community forum (CF#1)

Thursday, April 19 – NSAPIRC - final check in for CF #1

***Saturday, April 21**– Community Forum #1 at McDougale School cafeteria from 7:45am – 12 noon.

***Thursday, May 10** – NSAPIRC meets to review outcome of CF #1

Thursday, May 17 – NSAPIRC meets to review outcome of CF #1 and to plan the 2nd community forum

May 23, 2007 – Subcommittee meeting works on publication and materials for CF # 2.

May 29, 2007 – Subcommittee meeting to work on publication and materials for CF #2.

June 6, 2007 – Subcommittee meeting works on public and materials for CF # 2.

Monday, June 11 - NSAPIRC meets to prepare for Community Forum #2

Saturday, June 16 – Community forum #2 (CF#2) at McDougale Middle School cafeteria from 8:00 am – 12 :30 p.m.

Thursday, June 21 – NSAPIRC reviews outcome(s) of CF #2 and begins formulating recommendations for Aldermen based on staff analysis and community input; staff working with committee to prepare ordinance text and map revisions. Meeting cancelled.

Thursday, June 28 – NSAPIRC meets to begin review of CF#2.

Thursday, July 19 - NSAPIRC meets to continue June 28 work
DC/pjm – Revised 1-30-08

Tuesday, July 26 31 - NSAPIRC meets to ~~continue July 19 work and formulate recommendations on ordinance text and map revisions~~ discuss possible rezoning strategies and to formulate a values statement to guide its recommendations.

August 1 to August 15 – ~~Drafts of ordinance amendments prepared by staff.~~ Zoning Review Subcommittee formed on 7/31 to review existing zoning provisions and make recommendations to full committee regarding possible ordinance provisions. Zoning Review Subcommittee met on August 8, 2007 (see memo from P. McGuire dated 8/16/07 for summary of subcommittee meeting).

Thursday, August 16 – ~~NSAPIRC reviews final proposed ordinance changes.~~ Committee met and considered schedule and continued discussion of values statement. Committee agreed to meet again on August 30, 2007 and, possibly, September 20, 2007. Subcommittee meeting on values statement scheduled for August 23, 2007.

Thursday, August 23, 2007 – Values Subcommittee met and formulated revised draft values statement.

Tuesday, August 28 – ~~Board of Aldermen sets public hearing on proposed ordinance changes and refers ordinance to advisory boards and Orange County for review prior to the Sept. 25th public hearing.~~ No action by Board of Aldermen as NSAPIRC recommendations not yet formulated/forwarded.

Thursday, August 30, 2007 – NSAPIRC reviewed its charge, reviewed and commented on draft values statement and referred back to values subcommittee for refinement, reviewed schedule, particularly that work was to be completed by this date and available to the Board of Aldermen. Affirmed date of September 20th for next full committee meeting.

Monday, September 10, 2007 – Values subcommittee meeting to formulate revised draft values statement.

Thursday, September 20, 2007 – New meeting scheduled for NSAPIRC to continue work formulating recommendations. NSAPIRC met and finalized values statement and reviewed a zoning proposal from James Carnahan. Requested information from staff and scheduled additional meetings in October.

Tuesday, September 25 – ~~Public Hearing where Board of Aldermen considers adopting ordinances.~~ Recommendations not yet formulated. No public hearing set.

Wednesday, October 10, 2007 – NSAPIRC requested Board of aldermen seek continuation/completion of moratorium, beyond October 26th date adopted by the Board of County Commissioners.

Thursday, October 18 2007 – Brief discussion of Jay Bryan's proposal. Due to heavy absenteeism, meeting adjourned at 8:05 pm. Some members viewed slide presentation on James Carnahan's VMU-Corr proposal.

November 5, 2007 – Discussion of two written proposals. Tom High withdrew his proposal, which had not been written. Set decision process for 11/29 meeting.

November 29, 2007 – Staff presentation on land use assessment and form-based codes. Members identified mutually exclusive elements of two written proposals. Motions forwarding the proposals were formulated; the NSAPIRC decided to send both to a subcommittee to try and reconcile them and create one proposal.

December 11, 2007 - Members reviewed, discussed and voted on recommendations. Motion to forward the recommendations to Board of Aldermen approved, without any staff analysis.

* Participation of facilitators is expected for the meeting dates bolded and underlined and may be helpful at the last four noted NSAPIRC meetings (6/28, 7/19, 7/26, and 8/16)

ATTACHMENT E-3

* Participation of facilitators is expected for the meeting dates **6/28**, **7/19**, **7/26**, and **8/16** at the last four noted NSAPIRC meetings (6/28, 7/19, 7/26, and 8/16)

TOWN OF CARRBORO

Northern Study Area Plan Implementation Review Committee

301 W. Main Street
Carrboro, North Carolina 27510



Proposal for Updating the Implementation of the Facilitated Small Area Plan for Carrboro's Northern Study Area (the NSA Plan) to Better Reach its Goals

December 11, 2007

Motion by Carnahan to approve the following as the NSAPIRC recommendation, seconded by Jeroloman.
VOTE: Ayes (9) Buckner, Callimanis, Carnahan, Chilton, High, Jeroloman, Price, Rabinowitz, Vincent; Noes: Bryan, Poulton; Abstentions (0)

Motion by Bryan that the recommendations edited and voted upon by NSAPIRC on 12-11-07 and not representing the consensus of the committee be forwarded to the Board of Aldermen for review and discussion, with other documents presented as supporting documents, seconded by Chilton.
VOTE: Ayes (9) Bryan, Callimanis, Carnahan, Chilton, Jeroloman, Poulton, Price, Rabinowitz, Vincent; Noes (2) Buckner, High; Abstentions (0)

Based on review of the NSA Plan, public input from two separate community forums, research and discussion, the NSAPIRC recommends that Town Staff and Officials:

1. Target and rezone specific tracts on the east side of Old NC 86 for new commercial and/or Village Mixed Use (VMU) development. Tracts chosen for commercial and VMU development must have good access to arterial roads and minimal environmental constraints (see Town of Carrboro's Primary Constraint Map). Some possible tracts include:
 - a. The Hogan tract on Homestead Road (64 acres);
 - b. The Hogan Heirs tract which borders the Twin Creeks Park to its west and Duke Forest Property to its North (59 acres);
 - c. The tract(s) of land which Adam and Omar Zinn are proposing to develop at the corner of Eubanks and Old N.C. 86 (27 acres).

Motion to approve as amended made by Rabinowitz, seconded by Chilton.
VOTE: Ayes (6) Buckner, Callimanis, Carnahan, Chilton, Rabinowitz, Vincent; Noes (High, Poulton, Price, Bryan); Abstentions (1) Jeroloman.

2. Create mechanisms to allow smaller scale, mixed-use, new urbanist, form-based projects to happen along arterial roads in the Northern Study Area

Motion to approve by Carnahan, seconded by Jeroloman.
VOTE: Ayes (8) Buckner, Callimanis, Carnahan, Chilton, Jeroloman, Price, Rabinowitz, Vincent; Noes (3) Bryan, High, Poulton.

3. In order to maximize the expansion of Carrboro's commercial tax base, rezone the Hogan tract off Homestead Road for mixed use development to include a larger scale convenience or basic goods store (for example a grocery store, a drug store or a hardware store, not big box retail) in addition to other uses. According to the RTS, Inc. report, "Creating Carrboro's Economic Future", one of these

larger scale stores would generate an estimated ten to twenty times the yearly tax revenue of a restaurant or a specialty retail store.

Motion to approve by Chilton, seconded by Bryan.

VOTE: Ayes (10) Bryan, Buckner, Callimanis, Carnahan, Chilton, Jeroloman, Poulton, Price, Rabinowitz, Vincent; Noes (1) High; Abstentions: (0)

Motion to add the phrase “for mixed use development” after Homestead Road in item 3 (included as presented above) by Carnahan, seconded by Jeroloman.

VOTE: Ayes (10) Bryan, Buckner, Callimanis, Carnahan, Chilton, High, Jeroloman, Poulton, Price, Vincent; Noes (0); Abstentions (1) Rabinowitz)

4. Revise the existing VMU ordinances as follows:
 - a. Require minimum commercial components (minimum percentage of commercial).
 - b. Require size limited and affordable housing, targeting Carrboro’s need for energy efficient housing affordable to people making 60% to 150% of area median income.
 - c. Eliminate the tract size minimum for VMU developments.
 - d. Maintain the 40% open space requirement. Modify setbacks, building heights and minimum lot widths rather than allow reductions in the 40% open space requirement.

Motion to approve by Chilton, seconded by Jeroloman.

VOTE: Ayes (9) Buckner, Callimanis, Carnahan, Chilton, High, Jeroloman, Price, Rabinowitz, Vincent; Noes (2) Bryan, Poulton; Abstentions (0)

5. Examine tract size minimum and maximum for commercial requirements in VMU developments.

Motion to approve this motion, inserting the word “tract” for the word “lot,” by Bryan, seconded by Poulton.

VOTE: Ayes (9) Bryan, Buckner, Callimanis, Carnahan, Chilton, High, Jeroloman, Poulton, Price; Noes: (1) Vincent; Abstentions (1) Rabinowitz

6. Streamline the permitting process for commercial and VMU developments by preparing and enacting a form based code for the entire Northern Study Area. Use the targeted tracts and arterial roads as one end of the urban-rural transect and existing neighborhoods and the rural buffer as the other end. Be sure that the form based code:
 - a. Creates a built environment and includes specifications for street cross sections, sidewalks, greenway corridors, etc., that emphasize “walkability” and support pedestrians, bicyclists, and public transit.
 - b. Allows for a wide spectrum of commercial uses in targeted areas and along arterial corridors.
 - c. Requires neighborhood level community gathering places.
 - d. Includes “good neighbor” performance standards to protect existing neighborhoods and residences from light, noise and visual impacts from the new developments and preserve property values.
 - e. Codifies low impact development and green building standards and includes water conservation and reuse technologies and practices to reduce demands on OWASA supplies

Motion to approve by High, seconded by Vincent.

VOTE: Ayes (8) Buckner, Callimanis, Carnahan, Chilton, High, Jeroloman, Rabinowitz, Vincent; Noes (2) Bryan, Poulton; Abstentions (1) Price

7. Codify protection of lands within the Upper Bolin Creek Conservation. If the entire portion of a privately owned tract is within the Upper Bolin Creek Conservation Map, allow compact development on the least environmentally sensitive areas, as determined by the Town of Carrboro’s Primary and Secondary Constraint Maps.
8. Work with the Town of Carrboro Greenways Commission to create a publicly accessible and regional greenway park and to connect new and existing neighborhoods and developments.

9. Enhance protection of streams and other environmentally sensitive areas as follows:
- Require compact development footprints that avoid/do not fragment primary conservation areas, and provide incentives (i.e. density bonuses, height etc to be recommended by staff) to encourage this approach.
 - Require a no-disturb zone within mandated stream buffers in order to preserve the intended benefits of the stream buffers.
 - Update stream crossing standards to be consistent with recommendations of the North Carolina Stream Restoration Institute.
 - Update the connector road policy to include a balancing analysis of net environmental impact of possible connections. Consider, among other things, amount and type(s) of land disturbed and distances traveled (i.e. carbon consumed).
 - Coordinate with utilities to minimize negative impacts from design, construction and maintenance.
 - Educate and monitor homeowners adjacent to streams and environmentally sensitive areas.

Motion to adopt three provisions (#7,8, 9) above by Chilton, seconded by Carnahan.

VOTE: Ayes (11) Bryan, Buckner, Callimanis, Carnahan, Chilton, High, Jeroloman, Poulton, Price, Rabinowitz, Vincent; Noes (0); Abstentions

10. Require compact development footprints that avoid/ do not fragment primary conservation areas and provide incentives to encourage this approach (e.g. density, building height, setback bonuses).

Motion to approve by Carnahan, seconded by Jeroloman

VOTE: Ayes (9) Bryan, Callimanis, Carnahan, Chilton, High, Jeroloman, Price, Rabinowitz, Vincent

11. Set up a process to review the effectiveness of the implementation of the NSA Plan every 3 years to coincide with tax reevaluations.

Motion to adopt by Vincent, seconded by Jeroloman.

VOTE: Ayes (8) Bryan, Buckner, Carnahan, Chilton,

12. Recommend as a next step that the Board of Aldermen examine enacting the VMU form-based code town wide, as well as promoting re-development within commercial areas bordering the Northern Study Area, such as Carrboro Plaza.

Motion to adopt by Jeroloman seconded by Vincent.

VOTE: Ayes (9) Buckner, Callimanis, Carnahan, Chilton, High, Jeroloman, Poulton, Price, Rabinowitz ; Noes (1) Bryan ; Abstentions

13. Work with NCDOT to develop a "profile" for Homestead and Eubanks Roads, and for Old NC 86 from Eubanks to Old Fayetteville Road that will accommodate and support pedestrians, bicyclists and public transit.

Motion to adopt by Chilton, seconded by High.

VOTE: Ayes (10) Buckner, Callimanis, Carnahan, Chilton, High, Jeroloman, Poulton, Price, Rabinowitz, Vincent; Noes: (1) Bryan; Abstentions (0).

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Village Mixed Use-Transit Oriented Development (VMU-TOD) Zoning Proposal for Carrboro's Northern Study Area

- 1) **VMU-Corridor zone** - applicable along roads classified "Arterial" and "Collector," to create compact, mixed-use, pedestrian-friendly development. This zoning will have a moderate allocation of residential density as well as allowance of a range of commercial uses in order to support public transportation, walkability, and Carrboro's economic and affordability goals. A primary intention of this zone, in contrast to the original VMU zoning, is to enable projects of varying size on small lots as well as large, in order to produce, over time, a fine-grained, human-scale urban fabric. Thus, there is no minimum lot size threshold, and small mixed-use projects are especially welcomed.

Performance goals for the zone include:

- 1. Wide spectrum of commercial uses including retail, office, entertainment & community services
- 2. Diverse and affordable residential opportunities including multi-family structures
- 3. "High-performance" buildings that conserve and produce energy
- 4. "Low-impact" development practices that meet impending stormwater requirements
- 5. Water conservation and reuse technologies & practices that reduce demands on OWASA supplies
- 6. Compact development footprint that avoids environmentally sensitive areas and focuses development on transportation corridors
- 7. Creation of built environments that respond strongly to needs of pedestrians & bicyclists, and support public transit.

In particular, VMU-Corridor regulations will prescribe the following:

- o Along Arterial Roads buildings can be up to 4 floors, a wide range of commercial uses is permitted, and uses can be mixed with residences to maximum density of 16 units to the acre;
- o Along Collector Roads buildings can be up to 3 floors, a modest range of commercial uses is permitted, and uses can be mixed with residences to maximum density of 7 units to the acre;
- o Along Arterial roads new developments must meet one of the following requirements:
 - 1) Commercial floor area minimum 10% of the property (.10 Floor Area Ratio), **or**
 - 2) a minimum 7 dwelling units per acre residential must be built, **or**
 - 3) 150 foot "buffer" abutting the corridor must be reserved for future commercial or high-density development.
- o Along Collector Roads new development **MUST** include
 - 1) Commercial floor area minimum 6% of the property area (.06 FAR), **or**
 - 2) a minimum 4 dwelling units per acre residential.
- o Prescriptive and "good neighbor" requirements (similar to the current VMU set forth in section 176-2 of the Carrboro LUO) to be developed in a community workshop process;

- To support housing diversity, “VMU-Corridor” will require 40% size-limited units and 20% of units 2-bedrooms or smaller and continue to seek inclusion of 15% of units affordable to people making 80% or less of area median income;
 - The VMU-Corridor zone will be subject to Carrboro’s 40% open space rule and all the rest of Carrboro’s environmental ordinances;
 - Reduction of surface parking, especially by adjusting section 15-192(b) of the LUO to expand the basis for flexible administration of the presumptive standards to recognize the reduced parking need of transit oriented development;
 - Projects less than 9 acres would require a zoning permit and projects over 9 acres would require a conditional use permit.
- 2) **VMU-Centers zone.** Available town-wide through “Conditional-Use Rezoning,” allowing greater latitude in commercial intensity, building height and residential density while still achieving the performance goals associated with VMU-Corridor zoning.

This would likely be the zoning available for any of the larger properties in the NSA identified as attractive for mixed-use “new urbanist” “village” type development. VMU-Centers would be “master planned” developments, but a difference with the original VMU would be allowance for a much greater range of uses as well as for some buildings over 4 floors and much higher densities granted *in exchange for reduced developed footprints*. Additional performance & good neighbor standards would be created through the community workshop process. NSAPIRC to recommend desired patterns and cross-sections for internal streets.

- 3) **Neighborhood Stores & Cafes.** Add small-scale commercial uses to the LUO Table of Uses for properties in existing residential zones RR, R20, R10 & R7.5 abutting Collector & Sub-collector roads. Include performance and “good neighbor” standard for these “corner store” uses.
- 4) **Community Design Workshop.** Convene a community process to review & update the “prescriptive” and “good neighbor” standards of the current VMU ordinance for application in VMU-Corr & VMU-Centers zones. Develop a clear set of standards to ensure we obtain the desired character of the built environment. One objective would be to devise a set of standards that would enable zoning permit approval of larger projects.
- 5) **Street Cross-sections.** NSAPIRC recommend preferred street “cross sections” for application in new developments in the VMU-Corridor and VMU-Centers zones for streets classified Arterial, Collector, as well as for “internal” streets of new developments. These “cross sections” will also guide the town in road-improvement negotiations with NCDOT.

Appendix 1: Article IX Zoning Districts Template

“VMU-TOD Zones” - Village Mixed Use – Transit Oriented Development Districts

[Based on Section 15-141.2 of the Carrboro LUO, Generally using the structure and much of the original language. Sections of procedural “boilerplate” language have been reduced.]

**ARTICLE IX
ZONING DISTRICTS AND ZONING MAP**

PART I. ZONING DISTRICTS

(a) There are hereby established Village Mixed Use Transit Oriented Development (VMU-TOD) districts. These districts are established to enable compact, walkable mixed use development to take place along transportation corridors at a scale consistent with Carrboro’s small town character as well as to ensure Carrboro will achieve ecological, social and economic sustainability. New and redevelopment projects in these districts must demonstrate planning, design and development that will achieve (and not necessarily be limited to) all of the following specific objectives:

1. The preservation of open space, scenic vistas, agricultural lands and natural resources within the Town of Carrboro and its planning jurisdiction and minimization of the potential for conflict between such areas and other land uses; the creation and maintenance of protected landscape of generally open land used for agricultural, forest, recreational and environmental protection purposes.
2. The creation of compact physical settlement concentrated along transportation corridors and at nodes in such a way as to maximize residents’ capacity to go about their daily activities on foot, bicycle, wheelchair & public transportation with minimal dependence on the automobile; the location of dwellings, shops, and workplaces in close proximity to each other, at a scale that accommodates and promotes pedestrian travel.
3. Moderately sized buildings fronting on, and aligned with, streets in a disciplined manner.
5. A generally rectilinear pattern of streets, alleys and blocks reflecting the street network in existing small villages which provides for a balanced mix of pedestrians and automobiles.
6. Squares, greens, landscaped streets and parks woven into street and block patterns to provide space for social activity, recreation, and visual enjoyment.
7. Provision of buildings for civic assembly or for other common purposes that act as visual landmarks and symbols of identity within the community.
8. Creation of recognizable, functionally diverse, and visually unified neighborhoods and villages focused on a village green or square.
9. Development of a size and scale which accommodates and promotes pedestrian travel rather than motor vehicle trips throughout Carrboro.

(b) Two types of VMU-TOD zoning are created:

1. A VMU-Corridor zone, applicable along all streets classified "Arterial," and "Collector;" projects 9 acres or less in this zone require a Zoning Permit; projects over 9 acres require a Conditional Use Permit (CUP).

2. A VMU-Center-CU Conditional Use zone, applicable along all streets in Carrboro classified "Arterial," and "Collector;" projects in this zone require a Master Plan, Conditional Use Rezoning and a CUP.

(c) A development proposed will require a Master Plan, rezoning to VMU-Center-CU and a CUP when it exceeds any of the following thresholds:

1. Acreage exceeding 40 acres,
2. Percent of commercial square footage exceeding 40% (.40 FAR),
3. Residential density exceeding 16 dwelling units per acre,
4. Any proposed building exceeding 4 floors, or
5. Percent of impervious surface of the development exceeding 20%.

In addition, one or more of the following may be required as a prerequisite for this rezoning to more intense use:

1. Location at or near the intersection of 2 Arterial Roads or of an Arterial Road with a Collector Road;
2. ½ mile proximity to public infrastructure such as schools and parks;
3. ½ mile proximity to existing intensely developed site.
4. Service by public transportation.

(d) Property may be rezoned to the VMU-Center-CU zone only when the property proposed for such rezoning:

1. is so located in relationship to existing or proposed public streets that traffic generated by the development of the tract proposed for rezoning can be accommodated without endangering the public health, safety, or welfare; and

2. can be served by OWASA water and sewer lines when developed;

(e) *Unlimited discretion of the Board of Aldermen to deny an application.*

(g) *Threshold for requirement for submission of a Master Plan; Master Plan requirements listed*

Appendix 2: Article XI Supplementary Use Regulations Template
“VMU-TOD” Regulations

A. Village Mixed Use-Corridor & VMU-Centers Development Base Provisions

a) Arterial Roads - Density, Intensity & Dimensional Requirements

- 1. Maximum residential density 16 DU/AC allowed
- 2. Maximum commercial floor area equal to 50% of lot acreage (.50 Floor Area Ratio) allowed along corridor
- 3. Building height maximum 5 floors
- 4. open space 40%

And, if legally permissible:

- 5. Minimum required commercial floor area equal to 10% of lot (.10 FAR) **or**
- 6. Minimum required residential density 7 dwelling Units per acre (DU/AC); **or**
- 7. Reservation along corridor of 150’ wide undeveloped area for future commercial and/or high density development; this acreage would not be included in density calculations for the initial project.

b) Collector Roads - Density, Intensity & Dimensional Requirements

- 1. Maximum residential density 5 DU/AC allowed
- 2. Maximum commercial floor area equal to 25% of lot acreage (.25 FAR allowed along corridor)
- 3. Building height maximum 3 floors allowed
- 4. open space 40%

And, if legally permissible:

- 5. Minimum required commercial floor area equal to 3% of lot acreage **or**
- 6. Minimum required residential density 4 dwelling Units per acre (DU/AC);
- 7. Reservation along corridor of 150’ wide undeveloped area for future commercial and/or high density development; this acreage would not be included in density calculations for the initial project.

c) Housing Diversity Requirements (“Inclusionary zoning”) for projects greater than ____ acres or more than ____ Dwelling Units:

- 1. Continue to seek inclusion of 15 % of Dwelling Units (DU) to be “affordable,” **and**
- 2. Require 40% of DU to be size-restricted, **and**
- 3. Require 20% of DU must have 2 bedrooms or less

d) Land Use Form, Spatial Relationships & Architectural Standards

- 1. Vertically and horizontally mixed use activities & residences
- 2. Orientation of commercial activities to sidewalk & streets along arterial & collector corridors
- 3. Hierarchy of internal streets and alleys
- 4. Hierarchy of pedestrian pathways
- 5. Connections to neighbors, greenways, other developments
- 6. Architectural Standards: Transparency of buildings along sidewalks & alleys, Entryway characteristics, “Build-to” lines, Parking in back, Massing and Articulation of building elements & architectural details to maintain sense of human scale.
- 7. *And see Section 15-176.2(f)(1) thru (5)*

- e) Livability, Public Realm & Recreation Requirements
 - 1. Landscaping & building features that help enhance livability in pedestrian areas
 - 2. Public outdoor gathering areas - dining patios, neighborhood and “pocket” parks
 - 3. Access from built areas to natural and farmed open spaces
- f) Landscaping – see *LUO Section 15-176.2(f)(8)*
- g) Streets – See NSAPIRC-proposed cross-section drawings. See also *LUO Section 15-176.2(f)(6)*
- h) Parking – except for on-street parking spaces, all parking must be to sides and rear of buildings. See also *LUO Section 15-176.2(f)(7)*
- i) Green Building Standards (*reserved to incorporate work of “Green Community” committee*) including and not limited to:
 - 1. Solar Orientation & setbacks
 - 2. Energy conservation in building design & construction
 - 3. Energy conservation thru use of sustainable-yield products, and use of recycled and locally available, “low-embodied energy” materials
 - 4. Energy production on-site from renewable sources (photovoltaics, solar hot water)
 - 5. Water conservation & re-use.

B. Proposed changes to RR , R-20, R-10, and R-7.5 Base Provisions

- a) Add, in the table of permissible uses, small-scale “corner store” commercial retail as well as “live-work” uses currently permitted in VMU as uses permissible in these residential zones;
- b) Include prescriptive items from current VMU and “good neighbor” standards to describe the desired outcome when small-scale commercial is developed in residential neighborhoods.

C. Village Mixed Use – Centers Zone

In addition to the thresholds that require **VMU-Center-CU** rezoning and Conditional Use Permit, there would be features appropriate to larger-scale developments such as

- 1) Village Common and neighborhood gathering places
- 2) Important Civic Buildings
- 3) Maximum building height may exceed 4 floors
- 4) Proportioning street & alley widths and the structures along them to create distinct “outdoor rooms.”
- 5) Increased percentage of commercial square footage
- 6) A minimum percentage of dwelling units required to be attached and multi-family
- 7) Some institutional spaces required (day care, senior care, educational, library/media, worship)
- 8) Senior Housing
- 9) Transit center

**Proposal from Jay Bryan for Recommendations from the NSATPIRAC
For the Northern Study Area (incorporating the Mark Chilton Proposal)**

1. New commercial-VMU and housing development should be concentrated in specific tracts on the east side of Old N.C. 86.
2. The west side of Old N.C. 86 should be downzoned to a rural buffer type zoning.
3. Three possible tracts for the type of development outlined in No. 1 above are as follows:
 - a. The Hogan tract on Homestead Road (64 acres)
 - b. The Hogan Heirs tract which borders the Twin Creeks Park to its west and Duke Forest Property to its North (59 acres)
 - c. The tract(s) of land currently which Omar Zinn and his brother are attempting to develop at the corner of Eubanks and Old N.C. 86 (13 acres)
4. The town should begin conversations with the owners of these properties to discuss the desires of the town regarding their development of their property and the interests of the owners in such development.
5. Each tract should have its own overlay district with carefully drawn zoning regulations as to its development and the detailed form of the development.
6. Each tract and whatever development is located on it should be subject to an appropriately modified version – to address commercial buildings - of the architectural standards currently in place for residential development in Carrboro. As a consequence, these standards should be expanded to include multi-family, commercial and VMU development on these properties. The town should develop a bank of architects and architectural firms whose design values reflect those of the town, the approaches cited herein, and the town's architectural standards.
7. Each property should be zoned more specifically as follows:
 - a. The Hogan Tract on Homestead Road
 1. The site is an appropriate location for higher density, clustered homes of a mixed variety including single, multi-family and affordable housing.
 2. The site is an appropriate location for a Village Mixed Use project, based on the current VMU zoning requirements, that contains a commercial component.
 3. Commercial uses that would be appropriate for said site would be niche development such as a book store, cafe, bank, gallery, pre-

school, modestly sized and scaled grocery store similar to Weaver Street, light retail such as found in Carr Mill, restaurant with outdoor dining, and dry cleaners.

- 4. Height limits should provide for appropriately scaled and located buildings and allow up to three stories for housing and commercial activities.
- 5. There should be a minimum 100', densely screened buffer between the property and adjoining neighborhoods.
- 6. Pedestrian and bicycle as well as automobile access, where reserved, to the site should be created between the site and adjoining properties.
- 7. The visual character of the site should be constructed to make a specific and intentional connection, as seen from Homestead Road, with the brick construction, detail and style of the sections of the Carrboro's Downtown which are on the National Register for Historic Buildings. The new Weaver Street building in Hillsborough is an excellent example of such architecture.
- 8. At a minimum, there should be constructed at a cross walk from Lake Hogan Farms with a stop light to allow for pedestrian and bicycle traffic to cross Homestead Road, and ideally, a pedestrian bridge.
- 9. There should be provisions for requiring the creation of a planned green space similar to the idea of the Weaver Street Market green space, but larger, for residents and shoppers.

b. The Hogan Heirs Tract off Eubanks Road

- 1. The overlay zone could allow for more dense housing opportunities although this option will quite possible face strong political resistance from surrounding neighborhoods.
- 2. The zone could allow for some office space and other small scale multi-use buildings that could take advantage of the property's location near neighborhoods to the east and south and along the connector road that connects to Eubanks.
- 3. Height limits should provide for appropriately scaled and located buildings and allow for two to three story buildings.

c. The Zinn Property at the corner of Eubanks and Old N.C. 86

- 1. The overlay zone would allow for small, modestly scaled office and mixed use development that would be pedestrian oriented. Suggestions from the Facilitated meetings held by the NSAPIRC include a café. A gas station should not be allowed.
- 2. There should be careful planning of the site and its visual impact because it is a significant gateway to Carrboro. An excellent example for such a development would be the landscaped project from Black Mountain, N.C., which was part of the visual survey, with attractively designed and scaled commercial buildings surrounding a beautifully

landscaped center green area and careful, architecturally designed housing in the rear.

- 3. The site could be attractive for a bed and breakfast.
 - 4. Height limits should provide for appropriately scaled and located buildings and allow up to two stories.
8. Standards should be developed for the NSA for low-impact development and for the construction of high-performance or "green buildings".
 9. There should be developed stricter protection of streams and environmentally sensitive areas in the NSA. There should be continued preservation of the 40% open space requirements as well as future preservation of lands along Bolin Creek and within the Upper Bolin Creel Conservation Map.
 10. There should be a focus on interconnection of neighborhoods via off-road greenways that also connect the NTA with the rest of Carrboro.
 11. Road design standards that better support pedestrian and bicyclists should be created.
 12. Specific land use regulations should be adopted to conserve the active farming community and protect the character and viewsheds of the area as called for in the original Northern Transition Area Plan.
 13. The current VMU ordinance should not be changed. The completion of the Winmore will be one way to evaluate the ordinance, if necessary.
 14. Existing residential neighborhoods and adjoining residences should be protected from the impact of the development of the three sites described above with significantly screened buffers that minimize the new development's light, noise and visual impacts and that preserve property values.
 15. Automobile oriented uses such as drive through services, gas stations, automobile services and repair and car washes should be discouraged on the three tracts.
 16. A sidewalk and bicycle system along Homestead Road and an off-road sidewalk and bicycle system along the east side of Old N.C. 86 that follows the design principles of the off-road system on Sanibel Island, Florida, should be initiated and completed.
 17. A stronger lighting ordinance reducing light pollution from such projects and others should be approved by the Board of Aldermen for the NSA.
 18. The 40% open space requirement should be maintained.

TO PROPOSAL OF JAY BRYAN FOR DEVELOPMENT NTA

NOVEMBER 29,2007)

1. In keeping with the recommendations of the Northern Transition Plan and recommendations that were the result of the facilitated meetings that occurred in the mid

the town should create specific form-based rezoning (as described by Jeff Kleaveland at the November 29,2007, meeting of NSAPIRC) of the following areas of town in order to maximize their potential for commercial development and tax revenue.

- a. Carrboro Plaza
 - b. The land directly across the Bypass which adjoins the Post Office
 - c. The downtown area of Carrboro that includes Harris Teeter and Fitch Lumber as well as properties along the rail road tracks.
 - d. The Carolina North Property located within the planning jurisdiction town limits of the town.
 - e. The property of P.H. Craig which is located on the south side of School Road.
- 1 The above entitled rezonings and redevelopment should take place concurrently with the plan submitted by Jay Bryan attached to the inaterials being reviewed by the Board of Aldermen.
 - 2 The town should work with the Town of Chapel Hill is examining how best to plan in the planning areas of both towns in a way that is sensitive to the needs and wishes of the citizens located in such areas.

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