

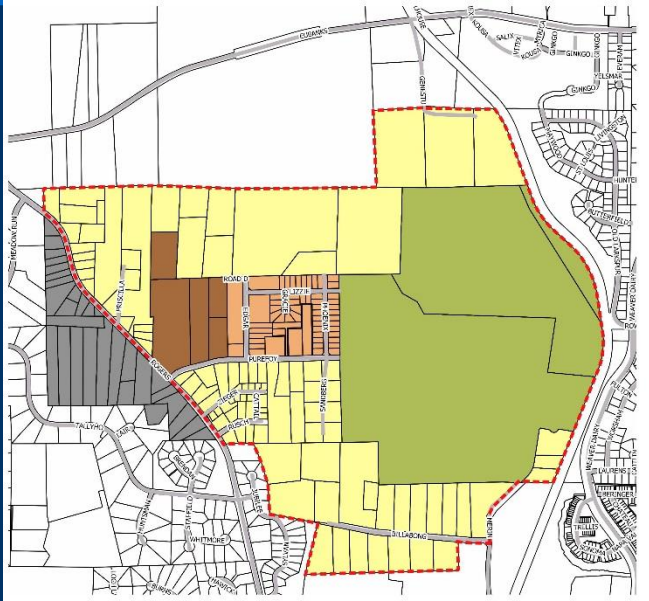


Rogers Road Zoning Initiative



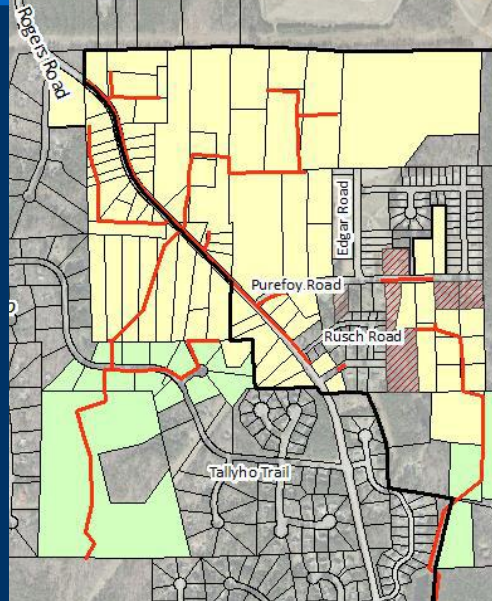
Planning Commission
April 2, 2019

Ongoing Rogers Road Projects



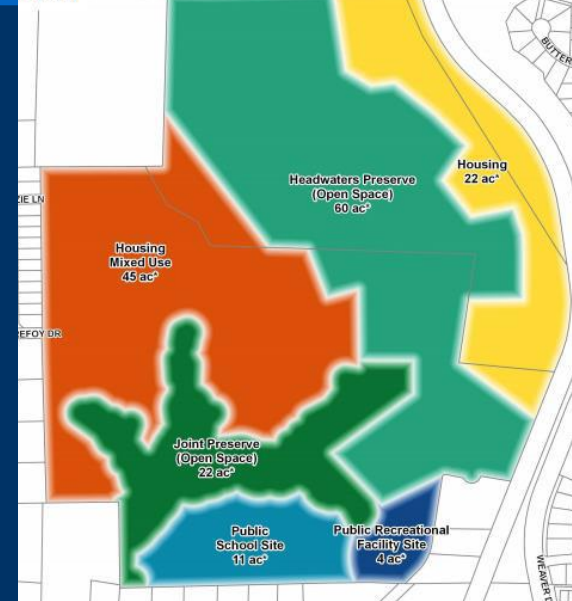
Zoning Initiative

Key to implementation of
*Mapping Our
Community's Future*



Sewer Construction

Expected to increase
development interest



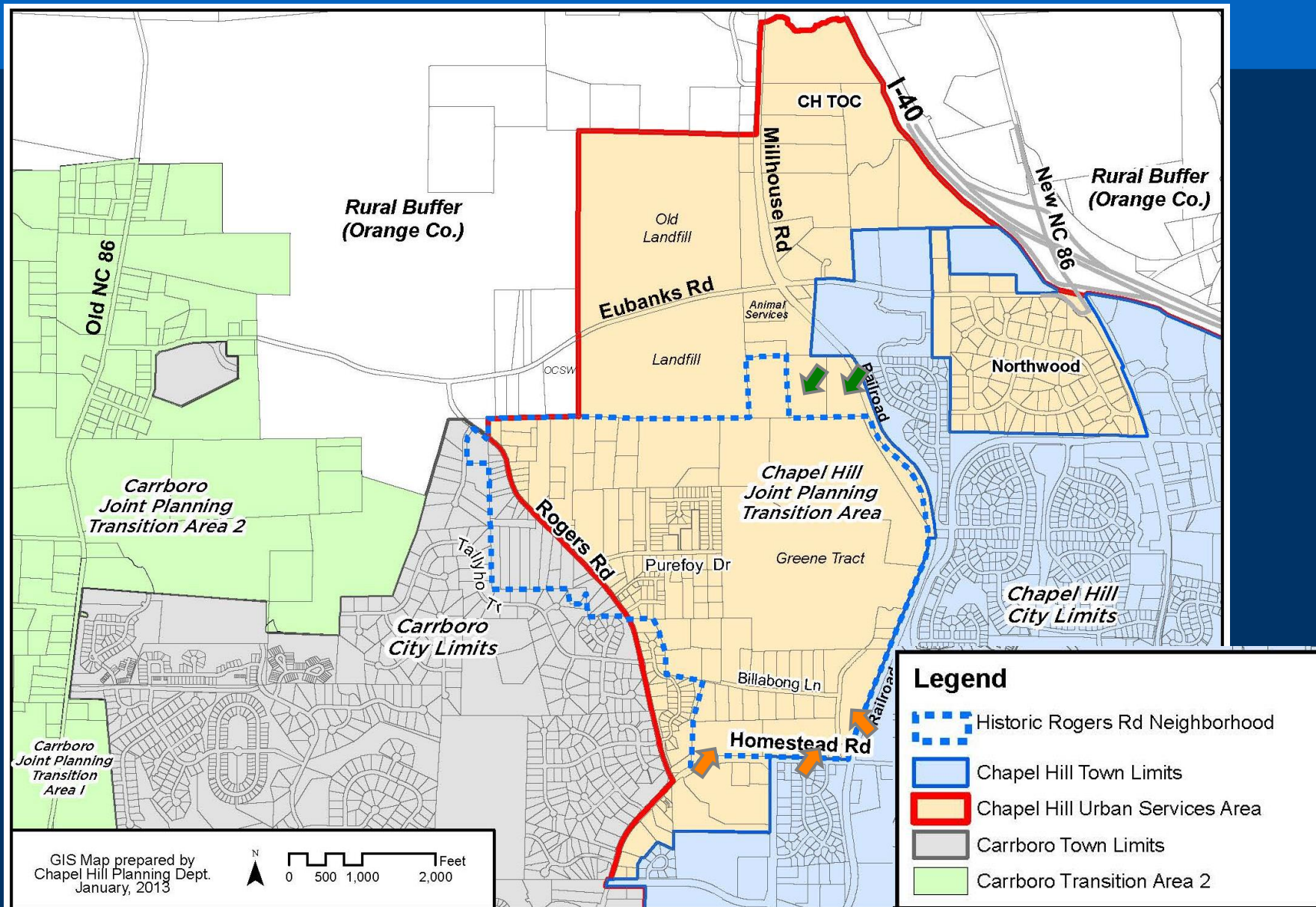
Greene Tract

Future use of site owned
by County and Towns

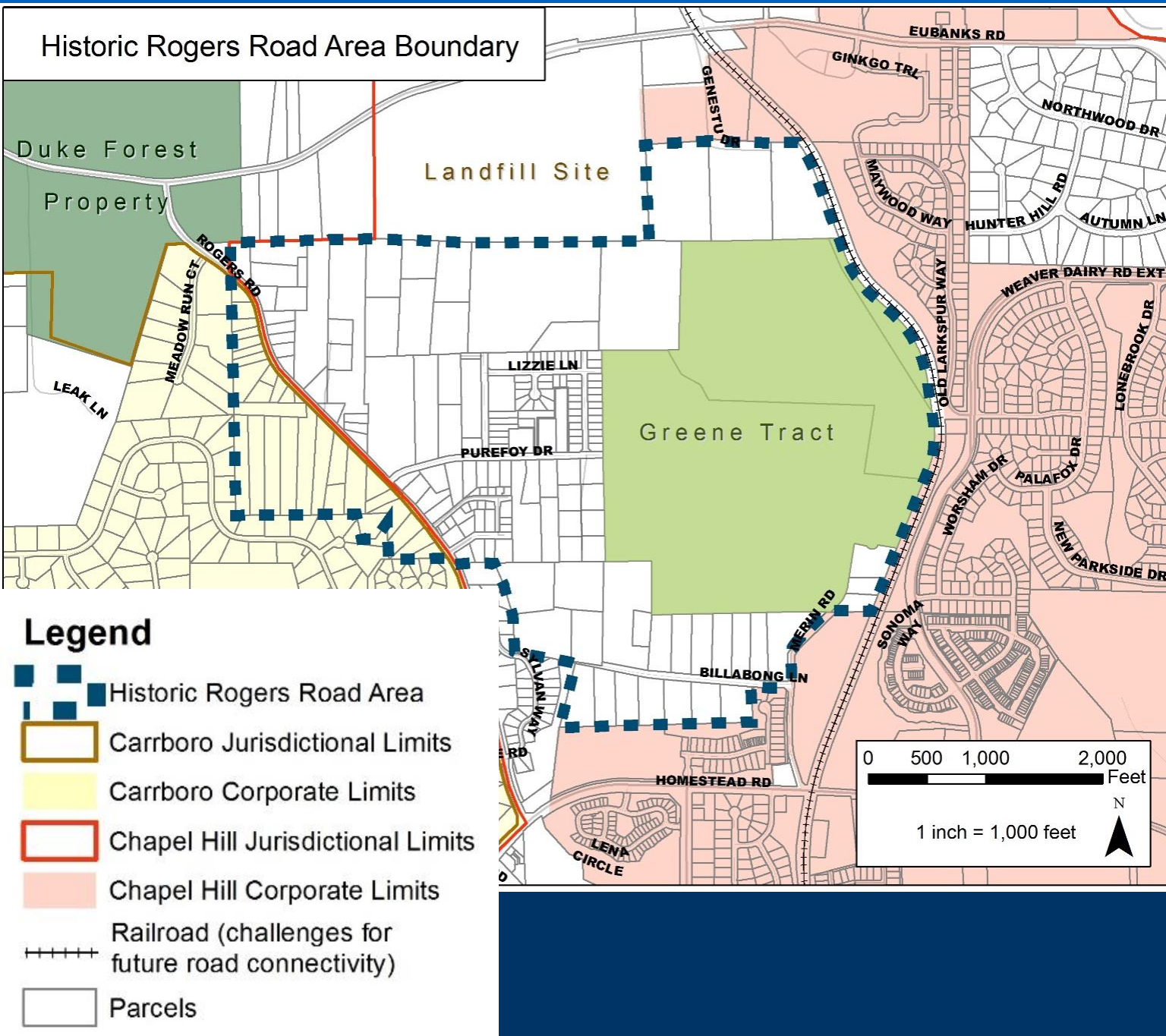
Historic Neighborhood – 1970's



Study Area - 2013



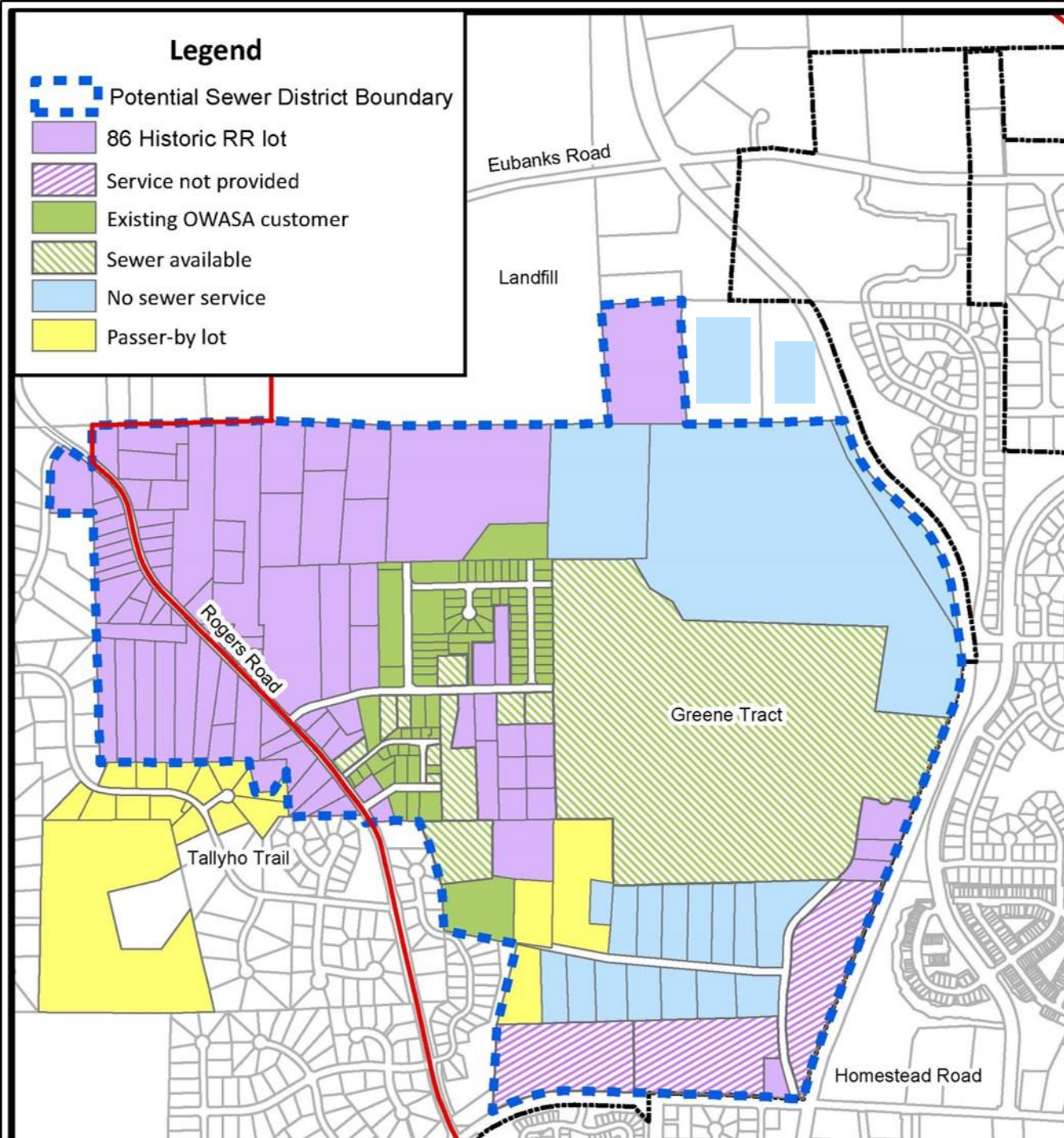
Study Area - 2019



- Northwest Chapel Hill / Northern Carrboro
- Settlement dates back to 1700's
- Adjacent to former landfill site

Sewer Service

- Some existing sewer for newer homes
- Sewer project under construction to extend to all Heritage lots



Water Service

- Most properties in the study area are public water customers or have water available
- 2000 water project to serve all homes within 1000' of landfill
- Same lots not receiving sewer do not have public water availability

HISTORIC ROGERS ROAD NEIGHBORHOOD

Town of Chapel Hill Planning Commission

APRIL 2, 2019



ZONING FOR A STRONG AND CONNECTED
NEIGHBORHOOD



AGENDA

- Project summary
- Goals
- Timeline
- Key elements of zoning
- Public engagement
- Next steps



PROJECT SUMMARY

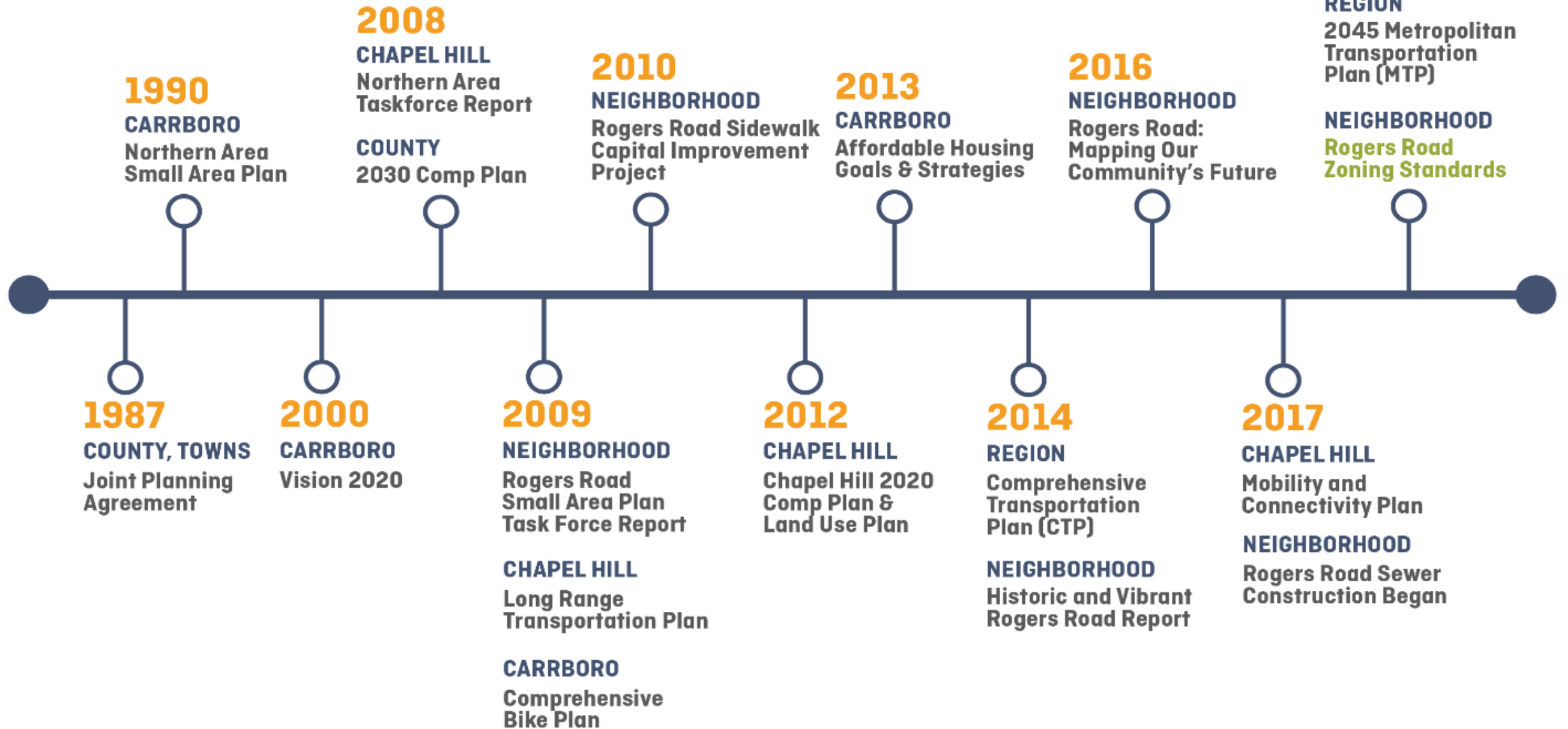
GOAL: Develop appropriate zoning standards for the Rogers Road neighborhood – **keep what you love, add what you need.**

PROJECT SUMMARY

HOW? By reviewing existing plans and policies that affect Rogers Road; conducting a market analysis; and identifying challenges and opportunities

AND engaging the community and using the neighborhood's collective knowledge and interests to create appropriate standards.

NEIGHBORHOOD PLANNING HISTORY



MAPPING OUR COMMUNITY'S FUTURE



Retain families who have lived here for decades/
generations



Connect us with each other and the larger
community



Preserve socioeconomic and cultural diversity
for the future



Respect the physical/natural character of the
neighborhood



Rogers Road:
Mapping our Community's Future

MAY 2015

The completion of an intensive 9-month planning effort with community stakeholders
to create a shared vision for Rogers Road development for the next 10 years & beyond.

Legend

 HR District Boundary

 Parcel Lines

 Roadways


CH Only Zoning


 HR-L

 HR-M

 RT

 R-5-C

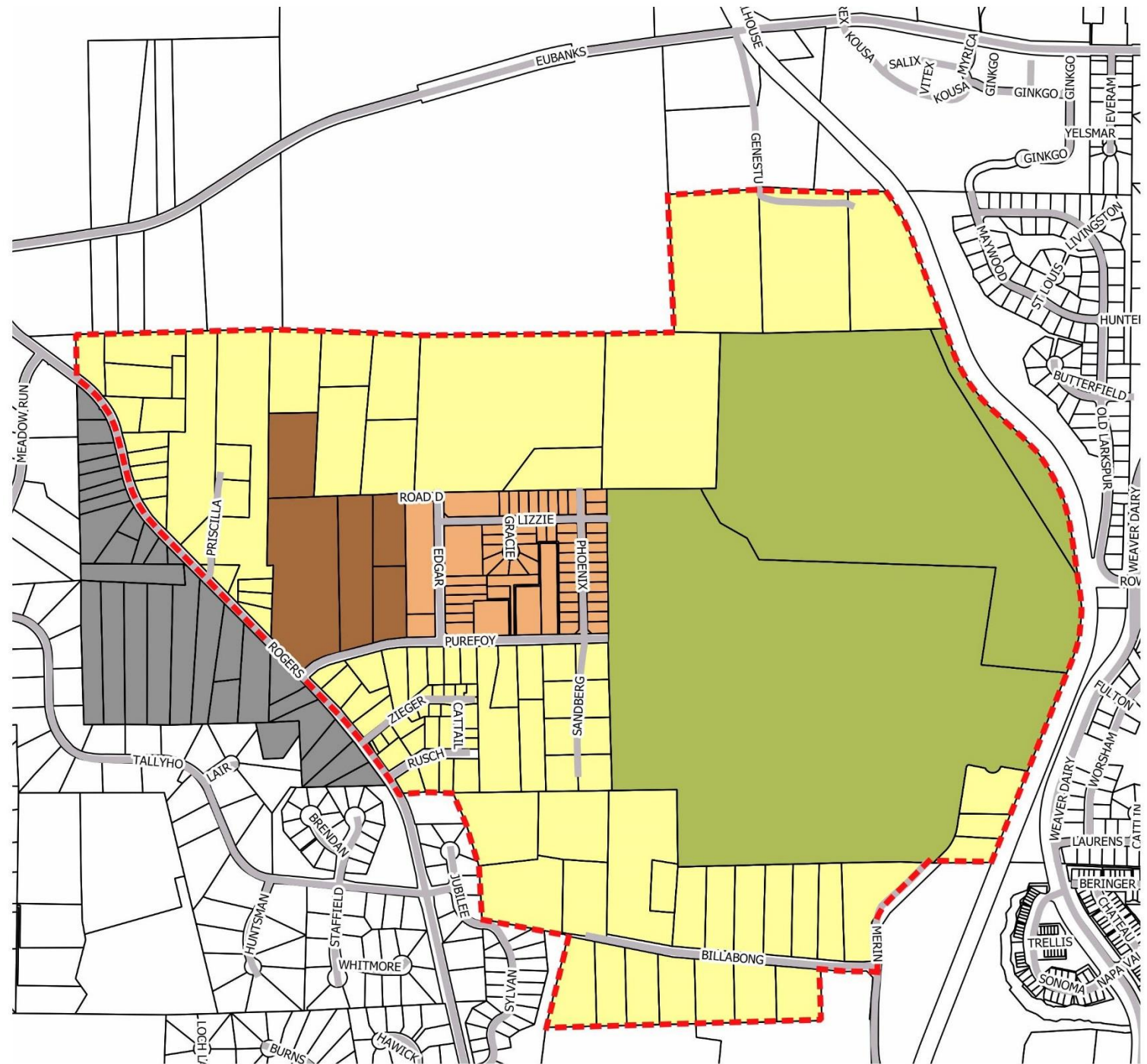
 HR-C (placeholder)

 HR-X (placeholder)

 Carrboro Jurisdiction Parallel HR District



1:10000



PROTECT CHARACTER

- Establish the Historic Rogers Road Neighborhood Zoning District
- Preserve character of Rogers Road Corridor (*min. setback, max. density, max. house size*)



INCREASE HOUSING CHOICE

- Expand housing choice (*allow duplexes, triplexes, ADUs*)
- Support a wider range of home-based businesses (*revised home occupation definitions; increase allowable floor space dedicated to HO; signs*)



SOCIOECONOMIC / CULTURAL DIVERSITY

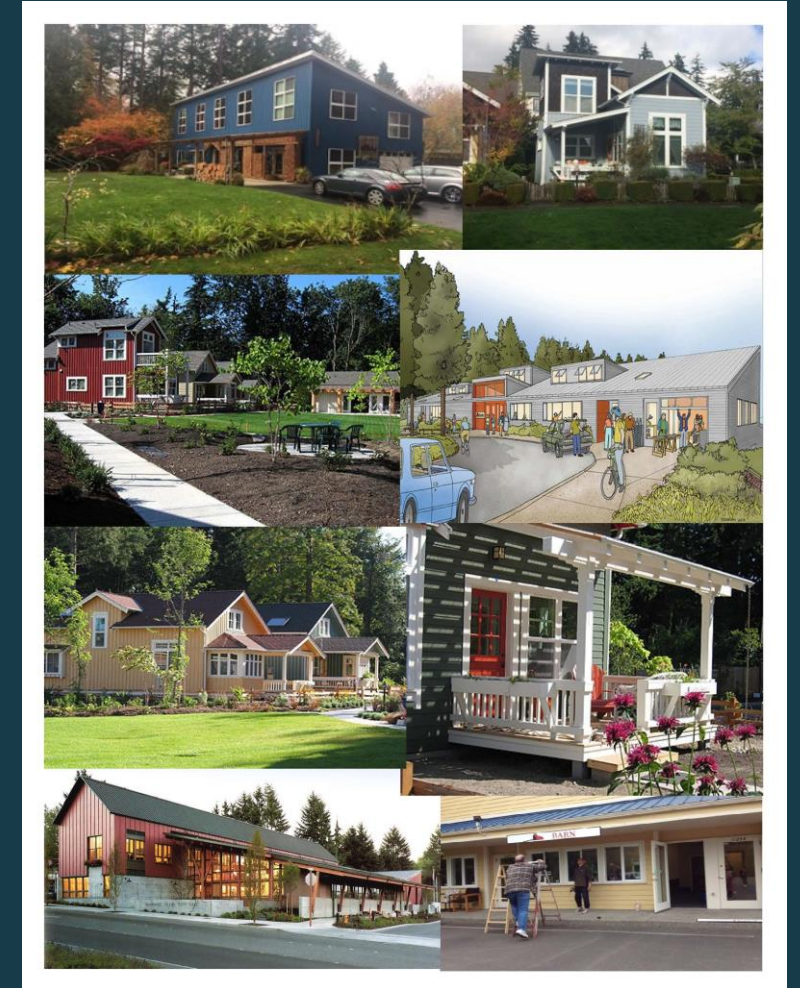
MIXED USE (HR-X)

- Placeholder district
- Home-based businesses
- Neighborhood-based services
- Neighborhood amenities



SOCIOECONOMIC / CULTURAL DIVERSITY

- No high intensity commercial or retail areas
- No "destination retail"



DROP IN SESSIONS: FEEDBACK

- Keep trees
- Like most housing options; not sure about triplexes
- Stormwater/impervious surface concerns
- Traffic impact concerns
- Mixed use:
 - Like the concept
 - Like the idea of live-work
 - Want to make sure housing is allowed/integrated
 - No retail!
- Home businesses:
 - Some concern about the potential impacts of “major” home occupations vs. “minor” home occupations
 - Very important to include in residential zones

BILLABONG RESIDENTS: FEEDBACK

- Do not feel like part of the Historic Rogers Road Neighborhood, do not want to be part of the zoning
- Do not support new roads, home businesses, or single family attached housing
- Do support the historic neighborhood and want them to have what they need and deserve; but feel Billabong residents should have a voice, too

ADVISORY BOARDS: FEEDBACK

- Ensure adequate buffer between mixed use and single family housing
- Integrate Greenways Master Plan
- Consider environmental factors (ex. stormwater runoff)
- Make sure residents can visualize maximum height of buildings
- Mitigate traffic impacts
- ADUs – size/density?
- Cap on home occupation square footage?

PLANNING COMMISSION: FEEDBACK REQUESTED

Density (Mixed Use)

- Recommendation: 8 DU/acre
- Higher density – aligns with town goals; can support housing affordability; supports interactions; character may be less “rural”
- Lower density – retains rural character; may result in larger homes on bigger lots – less affordable; more space between homes

PLANNING COMMISSION: FEEDBACK REQUESTED

Major Home Occupations:

- Permit Required
- No more than 50% of the heated square footage used for business purposes
- Not allowed: Hauling, Body shop, Industrial metalworking, On-premises sale and delivery of goods which are not produced on the premises
- Must be located on a lot 1+ acres
- Must have no more than six non-resident employees

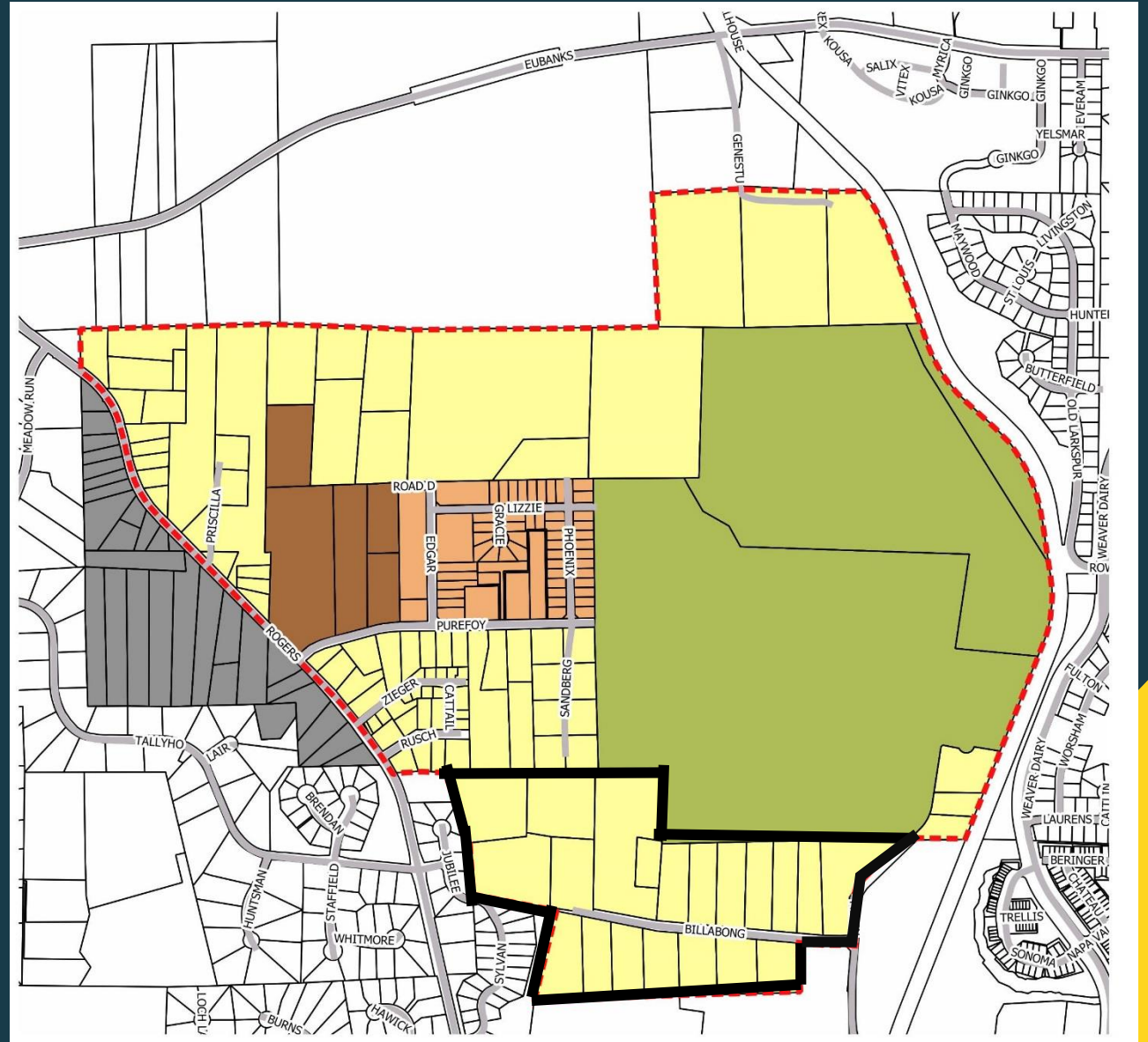
PLANNING COMMISSION: FEEDBACK REQUESTED

Major Home Occupations:

- Locate business activities a minimum of 40' from all lot lines
- Locate noise, dust, vibration, odor, light, and glare-producing activities 60' from all lot lines;
- Limit noise-producing activities (65 dBA)
- Must screen any outdoor storage of materials, supplies, products, or machinery
- Vehicle/trip generation limitations
- Must cease any activity resulting in noise, vibration, dust, odor, light, or glare between 6 PM and 8 AM

PLANNING COMMISSION: FEEDBACK REQUESTED

Billabong Lane:
Include in Historic
Rogers Road Zoning
District?



PLANNING COMMISSION: FEEDBACK REQUESTED

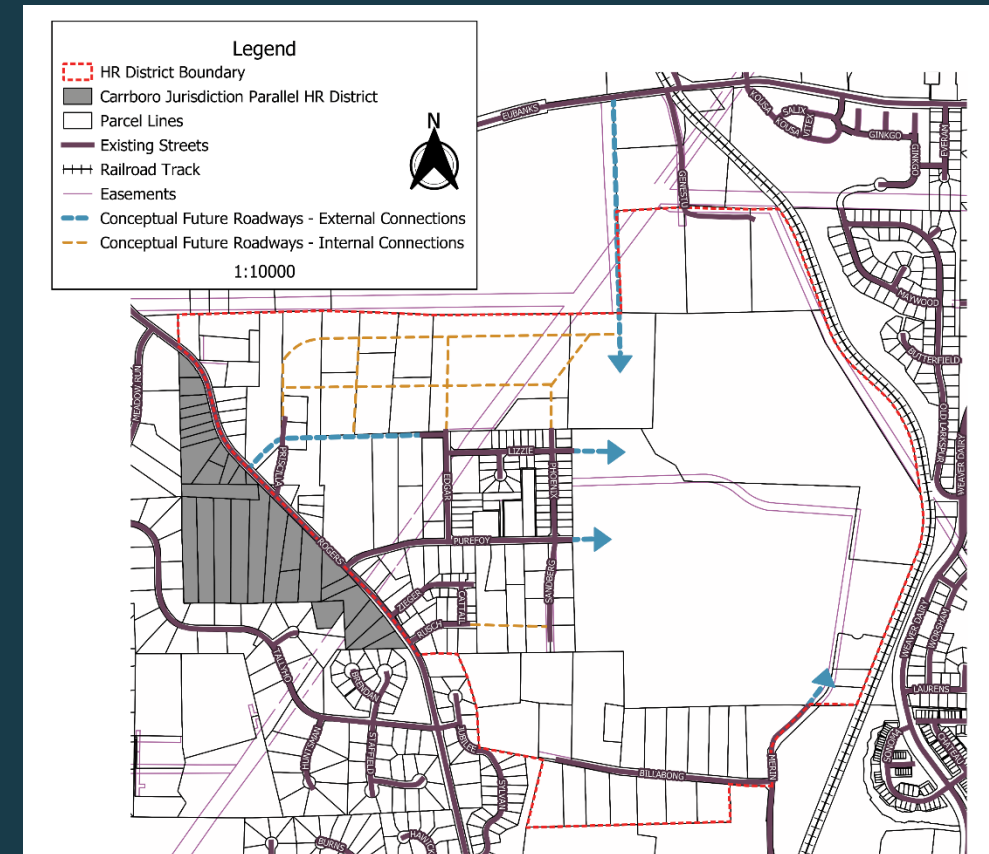
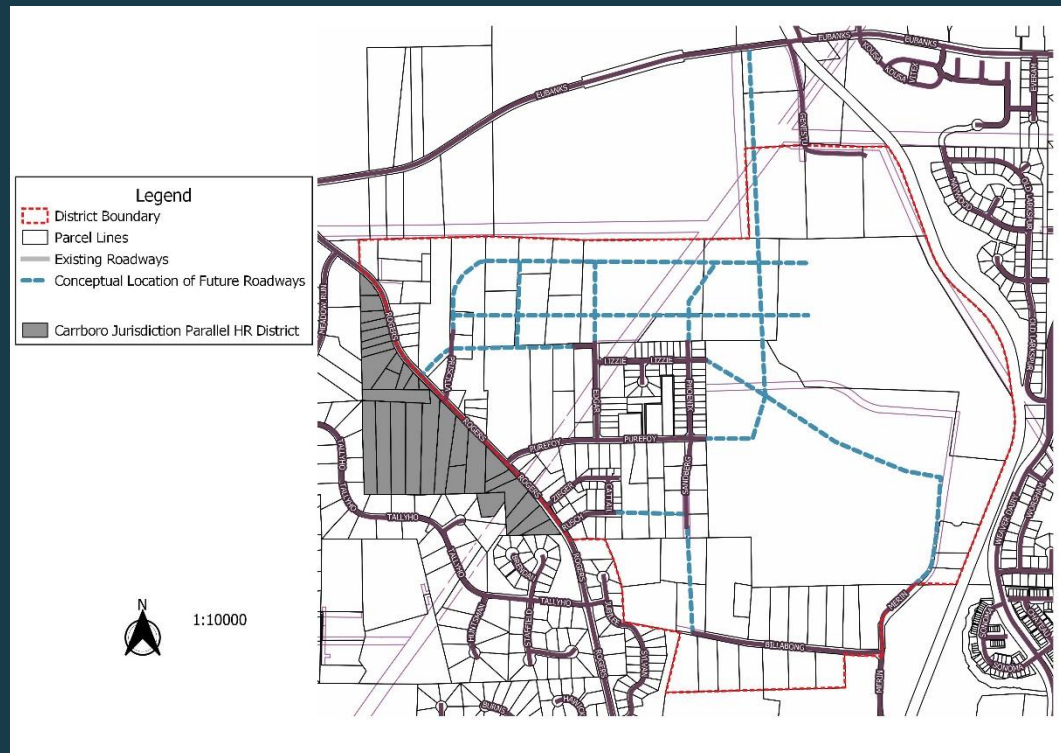
Cluster subdivisions

- 17,000 ft² minimum lot size in district
- Lots can be reduced to 5,500 ft² under cluster development standards (allowable in any residential district)
- Smaller lots balanced with additional recreation area
- Overall density of subdivision doesn't change
- Introduces less predictability over lot size, space between homes but can provide enhanced community open space
- Should the HR district allow cluster subdivisions?

PLANNING COMMISSION: FEEDBACK REQUESTED

New street connections:

- Max Block Length
- Avoid cul-de-sacs



PLANNING COMMISSION: FEEDBACK REQUESTED

Text Description:

Maximum Block Length - 850 linear feet

Preferred Street Configuration (new roads shall):

- Extend/connect existing roadways for a coherent street network
- Intersect at right (90 degree) angles
- Be configured in straight-sided blocks, rather than curvilinear
- Avoid the use of permanent dead-end streets (including cul-de-sac streets), unless they are expected to be extended in the future for the purpose of connection to future development
- Follow lot lines so as to serve lots on both sides of the roadway

PLANNING COMMISSION: FEEDBACK REQUESTED

Conditional zoning

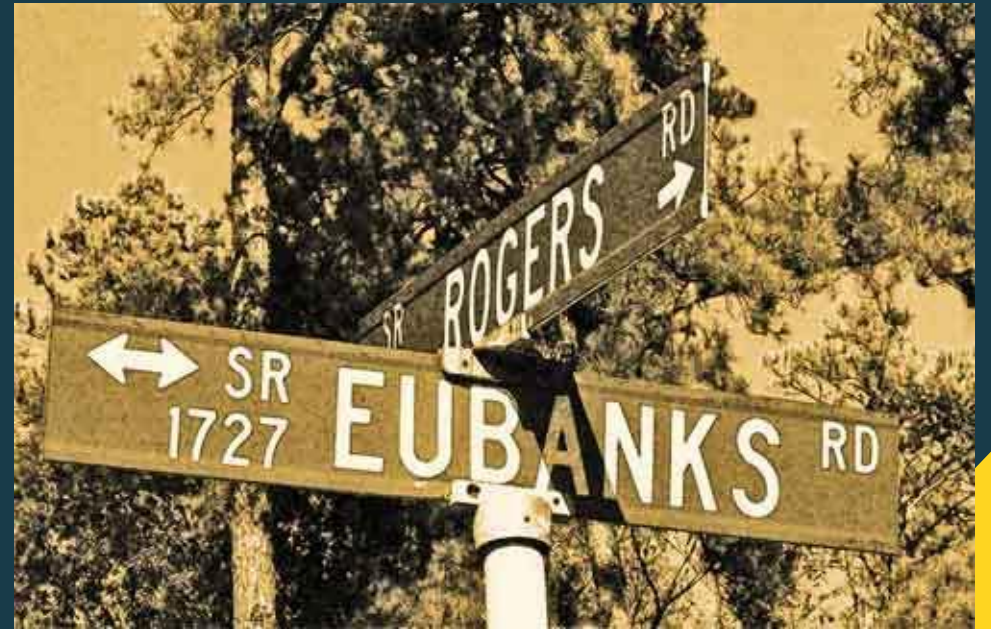
- Parallel districts that incorporate modifications to use, intensity, and/or development standards
- Conditions can address the expected impacts of development
- Alternative to SUP process for larger projects
- Currently enabled for R-5, R-6, and various non-residential districts

NEXT STEPS

April 17: Council Public Hearing on zoning recommendations

May 22: Council considers action

(parallel review in Carrboro)



Staff Recommendation

- Receive presentation
- Questions, public comment, and discussion
- Recommendations to Council
 1. Consistency with Comprehensive Plan
 2. Text Amendment (creating zoning standards)
 3. Map Amendment (rezoning of study area)