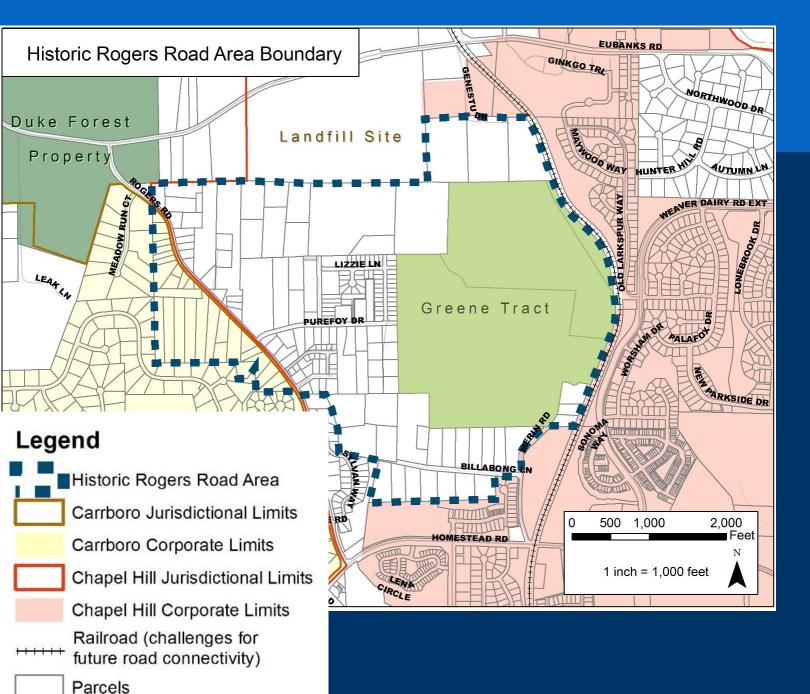


Rogers Road Zoning Initiative

Council Update February 20, 2019





Study Area

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

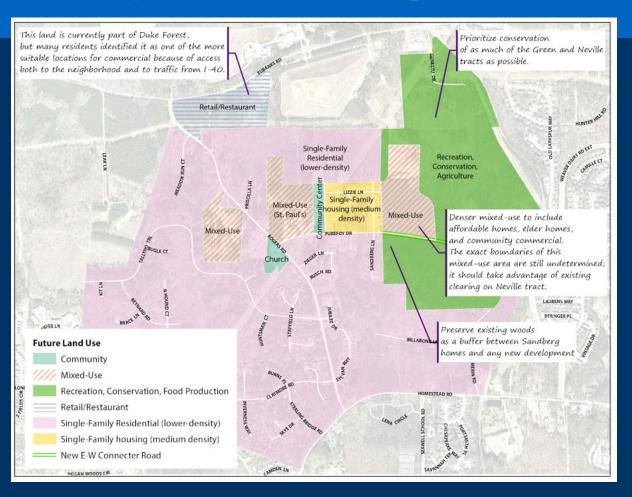
Community Planning



Rogers Road: Mapping our Community's Future

MAY 2016

The compilation 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



Mapping Our Community's Future, 2016 Land Use Map

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

Staff Recommendation

- Receive update presentation on Zoning Initiative
- Provide feedback on project direction

Council Public Hearing tentatively scheduled for April 17, 2019



HISTORIC ROGERS ROAD NEIGHBORHOOD

Chapel Hill Town Council Update

FEBRUARY 20, 2019

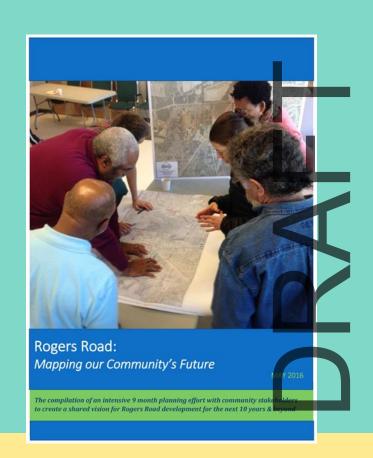






AGENDA

- Project summary
- Goals
- Timeline
- Draft recommendations
- 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

PROJECT SUMMARY

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

NEIGHBORHOOD PLANNING HISTORY

1990 CARRBORO Northern Area Small Area Plan

2008

CHAPEL HILL Northern Area Taskforce Report

COUNTY 2030 Comp Plan

2010

NEIGHBORHOOD

Rogers Road Sidewalk Capital Improvement Project

2013

CARRBORO
Affordable Housing
Goals & Strategies

2016

NEIGHBORHOOD

Rogers Road: Mapping Our Community's Future

2018

CHAPEL HILL

Short Range Transportation Plan

REGION

2045 Metropolitan Transportation Plan (MTP)

NEIGHBORHOO

Rogers Road Zoning Standards

1987

COUNTY, TOWNS

Joint Planning Agreement 2000

CARRBORO

Vision 2020

2009

NEIGHBORHOOD

Rogers Road Small Area Plan Task Force Report

CHAPEL HILL

Long Range Transportation Plan

CARRBORO

Comprehensive Bike Plan



CHAPEL HILL

Chapel Hill 2020 Comp Plan & Land Use Plan 2014

REGION

Comprehensive Transportation Plan (CTP)

NEIGHBORHOOD

Historic and Vibrant Rogers Road Report 2017

CHAPEL HILL

Mobility and Connectivity Plan

NEIGHBORHOOD

Rogers Road Sewer Construction Began



Retain families who have lived here for decades/ generations

MAPPING OUR COMMUNI

COMMUNITY'S

FUTURE

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

PROJECT TIMELINE

	SEP 2018	ОСТ	NOV	DEC	JAN 2019	FEB	MAR	APR	MAY	JUN
Project kick off									į	L
Work products									<	
Community Meetings										Y
Municipal review and hearings										

DRAFT
ZONING MAP
To be
inserted

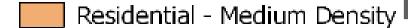
Legend



Character Areas









Mixed Use - St Paul's AME

Rogers Road Corridor Preservation

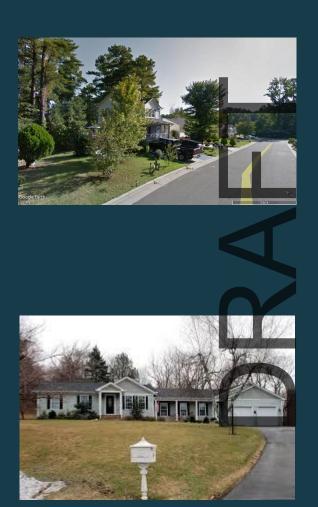
Future Greene Tract Development



1:10,000

DRAFT RECOMMENDATIONS

- Establish the Historic Rogers Road Neighborhood Zoning Overlay District
- Define neighborhood "character areas"
- Identify and define new mixed-use areas
- Preserve character of Rogers Road Corridor



DRAFT RECOMMENDATIONS

- Expand housing choice
- Support a wider range of homebased businesses

Improve neighborhood connectivity



MIXED USE IN THE OVERLAY DISTRICT (Carrboro)

- GOAL: Support residents' desires for expanding economic opportunities
 - Home-based businesses
 - Neighborhood-based services
 - Neighborhood amenities



MIXED USE IN THE OVERLAY DISTRICT (Carrboro)

 Not intended to be high intensity commercial or retail areas

No "destination retail"





SUMMARY: PUBLIC ENGAGEMENT

MEETINGS:

- October 30, 2018
- November 15, 2018 (business analysis)
- November 29, 2018
- January 24, 2019
- March 14, 2019 (UPCOMING)

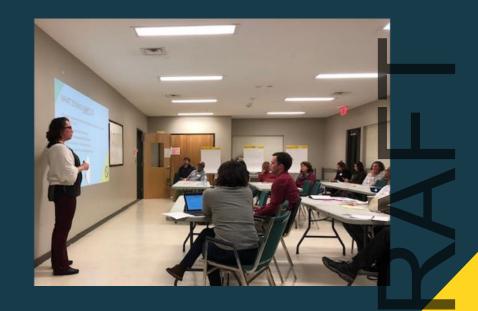


SUMMARY: PUBLIC ENGAGEMENT

MATERIALS:

- Zoning 101 poster series
- Zoning Glossary
- Vision Book

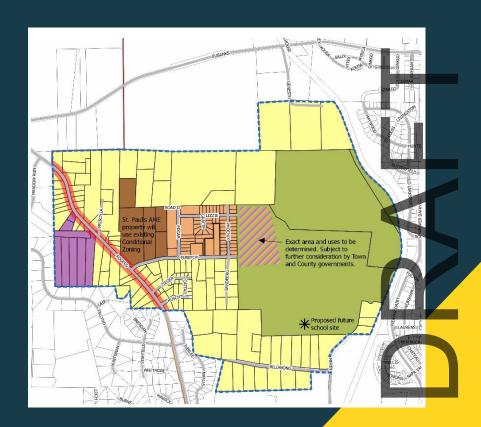
TURNOUT: Between 15 and 35 residents/stakeholders at each session



NEXT STEPS

February

 Develop Historic Rogers Road Neighborhood (HR) Overlay District draft ordinance and map



NEXT STEPS

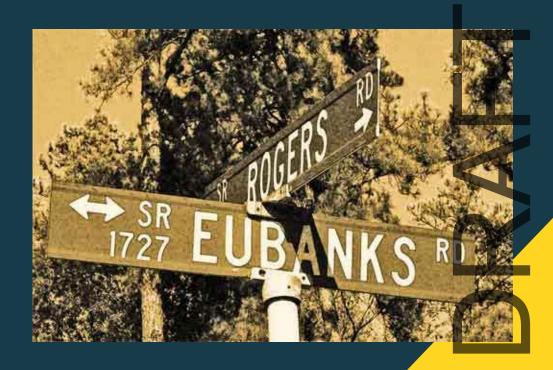
March 14:

- Community meeting #4
- Drop-in session for residents and stakeholders
- Project team available to review and "translate" draft ordinance



NEXT STEPS

March – May: Zoning recommendations go to both Chapel Hill and Carrboro for consideration of adoption





Staff Recommendation

- Receive update presentation on Zoning Initiative
- Provide feedback on project direction

Council Public Hearing tentatively scheduled for April 17, 2019

