



Guiding Development at Carolina North

Charge:

- Town and University staff work together
- Develop framework and process
- Report June 2008



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Tonight:

- Update and seek comment from Council

Next Step:

- Final Report June 25 2008



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Contents of report:

- Lessons Learned
- Compare Zoning and Development Agreement
- Offer options for using together
- Development Agreement outline
- Process



Guiding Development at Carolina North *Traditional Zoning*

- OI-2
 - Aimed at less dense development than proposed
 - No mechanisms for community impact and sustainability issues



Guiding Development at Carolina North *Traditional Zoning*

- OI-3
 - No mechanisms for community impact and sustainability issues
 - Most uses by right with staff and/or planning board approval



Guiding Development at Carolina North *Traditional Zoning*

- OI-4
 - Familiar framework of review (used for existing campus)
 - Limited ability to address sustainability issues, such as energy



Guiding Development at Carolina North *Lessons Learned*

Sought from

- University Trustees and staff
- Town Council and staff



Guiding Development at Carolina North *Lessons Learned*

- Ample opportunity for citizen input and a transparent decision-making process.
- Predictable review periods
- Predictable performance standards
- Meaningful mechanisms to monitor and enforce provisions
- Broad analysis for mitigations



Guiding Development at Carolina North *Lessons Learned*

- Collaborative effort between University and Town
- Special design standards for perimeter development
- Flexibility for minor modifications
- Reduced diversion of Town staff from more routine development reviews



Guiding Development at Carolina North *Lessons Learned*

- Discussion at appropriate intervals between University Trustees and Town Council in an informal public session



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Development Agreement

- Relatively new option in NC
- Negotiated contracts
- Greater latitude for innovation and creativity
- Not a substitute for underlying zoning
- Can address
 - Sustainability standards
 - Level of development



Guiding Development at Carolina North *Development Agreement*

- Timing of development
- Performance standards
- Public Improvements and facilities
- Horace Williams Committee Report
- Fiscal Impact Analysis
- Long Range Transit Plan
- Reservation of land



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Next Steps

- Authorize staffs to develop new base zoning and draft development agreement over summer
- September-October 2008: Joint meeting with Trustees and Council to review proposals



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Next Steps

- October, 2008-April 2009: Series of public input sessions, advisory board reviews to develop provisions and standards
- May-June 2009: New Zoning established and Development Agreement executed



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Questions or Comments?