



## Agenda Abstract

### JOINT PUBLIC HEARING

Meeting Date:	January 18, 2024
Department:	Planning and Economic Development Division
Agenda Section:	6B
Public hearing:	Yes
Date of public hearing:	January 18, 2024

#### PRESENTER/INFORMATION CONTACT

Molly Boyle, Planner II (Staff)  
Oliver Kaija, Bohler Engineering (Applicant)

#### ITEM TO BE CONSIDERED

**Subject:** Unified Development Ordinance (UDO) text amendment to Section 6.21.3 *Streets – Design Standards – Public Streets* (applicant-initiated)

#### Attachments:

1. Text amendment application
2. Sample street design standards from the adopted street manual
3. UDO Section 6.21.3, as proposed to be amended

#### Summary:

The applicant is proposing an amendment to UDO Section 6.21.3 *Design Standards – Public Streets* to allow for reduced right-of-way widths when on-street parking is allowed but not proposed. Originally, the applicant proposed to amend the right-of-way standards for only local streets. Staff recommended broader language, to which the applicant has agreed. The proposed amendment, inclusive of staff's recommended edits, is enclosed.

The town's adopted street manual includes design elements for nine roadway classifications, a few of which include greater right-of-way widths to allow for on-street parking, if desired (samples enclosed). In these cases, if the street design omits on-street parking, the right-of-way width can be feasibly reduced. The street manual is available on the town's website: <https://assets.hillsboroughnc.gov/media/documents/public/street-standards.pdf>

Currently, the UDO sets fixed right-of-way widths for each road classification and does not allow for reductions. The proposed amendment does the following:

- Allows for right-of-way reductions when on-street parking is allowed but not proposed;
- Requires town review and approval of requests for right-of-way reductions;
- Prohibits rights-of-way to be reduced to less than 48 feet; and
- Includes right-of-way widths for multi-lane boulevards as defined in the town's adopted street manual.

#### Comprehensive Sustainability Plan goals:

- Transportation and Connectivity Goal 1:  
Develop and maintain a safe, efficient, and sustainable multimodal transportation system (including bicycle, pedestrian, and transit options) that offers alternatives to single-occupancy vehicle trips and promotes health and access to area jobs, destinations, and services.

- Strategy:  
Adopt regulations that contribute to meeting identified transportation and connectivity needs in town.

**Financial impacts:**

None.

**Staff recommendation and comments:**

Staff finds that this amendment brings the UDO and street manual into better alignment and recommends approval when the item is ultimately up for decision. This evening, staff recommends holding the public hearing and offering comments, questions, and/or concerns.

**Action requested:**

Hold the public hearing and offer any comments, questions, or concerns.