



## Agenda Abstract

### BOARD OF COMMISSIONERS

Meeting Date:	March 11, 2024
Department:	Planning and Economic Development
Agenda Section:	Regular
Public hearing:	Yes
Date of public hearing:	Jan. 18, 2024

#### PRESENTER/INFORMATION CONTACT

Molly Boyle, Planner II  
Shannan Campbell, Planning and Economic Development Manager

#### ITEM TO BE CONSIDERED

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

##### Attachments:

1. Text amendment application
2. UDO Section 6.21.3, as proposed to be amended
3. Sample commercial/industrial street cross-sections (local and collector)
4. Draft minutes (Joint Public Hearing and Planning Board)
5. Consistency statement
6. Ordinance amending the UDO

##### Summary:

###### Application and Joint Public Hearing

On Dec. 14, 2023, Oliver Kaija with Bohler Engineering applied to amend UDO Section 6.21.3 *Design Standards – Public Streets*. The proposed amendment, inclusive of staff-recommended edits, was heard at the Jan. 18, 2024 Joint Public Hearing.

At the hearing, some board members expressed concern that the proposed right-of-way minimum (48') was too narrow, particularly for residential streets. There was also concern that right-of-way reductions might negatively impact other street design elements, such as sidewalks, travel lanes, and planting strips. After the hearing closed, the Planning Board voted to table the amendment until its regular meeting on Feb. 15. Minutes from the Joint Public Hearing are attached.

###### Planning Board meeting and recommendation

The text amendment was revised based on feedback from the public hearing. The revised amendment is attached, along with sample street cross-sections for reference. The amendment now proposes to allow right-of-way reductions *only when*:

- The proposed street is a commercial/industrial local or collector street (not residential);
- On-street parking is omitted from the street design;
- The right-of-way is reduced by no more than the width of the omitted on-street parking; and
- The right-of-way reduction does not impact other design elements required in the Street Manual.

The Planning Board **recommended approval** of the revised text amendment as written on Feb. 15, 2024. The vote was 7-1. The one nay, Christian Schmidt, said he thought the amendment should include right-of-way reductions

for residential streets as well. A full summary of the Planning Board discussion is attached.

**Relevant Links:**

- Hillsborough Street Manual:  
<https://assets.hillsboroughnc.gov/media/documents/public/street-standards.pdf>

**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 recommends approval of the text amendment as written.

**Action requested:**

Approve the text amendment.