



Agenda Abstract PLANNING BOARD

Meeting Date:	February 15, 2024
Department:	Planning and Economic Development Division
Agenda Section:	Old Business
Public hearing:	Yes
Date of public hearing:	January 18, 2024

PRESENTER/INFORMATION CONTACT

Oliver Kaija, Bohler Engineering (Applicant)
Molly Boyle, Planner II (Staff)
Shannan Campbell, Planning and Economic Development Manager (Staff)

ITEM TO BE CONSIDERED

Subject: Unified Development Ordinance (UDO) 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. Street Manual excerpt (design elements for commercial/industrial streets – local and collector)

Background:

The applicant has proposed to amend UDO Section 6.21.3 *Design Standards – Public Streets*. The proposed amendment, inclusive of staff-recommended edits, was heard at the Joint Public Hearing on January 18, 2024.

Some board members were concerned that the proposed right-of-way minimum (48') was too narrow, particularly for residential streets. There were also concerns that right-of-way reductions would negatively impact other street design elements, such as sidewalks, travel lanes, and planting strips.

Revised Proposal:

The text amendment has been revised based on feedback from the public hearing. The revised amendment includes more detail and is enclosed as **Attachment 2**. It 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.

For reference, the required design elements for commercial/industrial streets (local and collector) from the Street Manual are included as **Attachment 3**.

Relevant Links:

- Hillsborough Street Manual:
<https://assets.hillsboroughnc.gov/media/documents/public/street-standards.pdf>
- Joint Public Hearing Agenda from January 18, 2024:
<https://mccmeetings.blob.core.usgovcloudapi.net/hillsbrnc-pubu/MEET-Agenda-33e85b2847364670a303aaf96d180005.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:

Note that Planning staff would not review right-of-way reductions in a vacuum.

Per UDO Article 3 *Administrative Procedures*, UDO Section 2.6 *Technical Review Committee*, and the Administrative Manual, development applications are reviewed by the town's Technical Review Committee. The Technical Review Committee includes representatives from the Fire Marshal's office, Public Works, Utilities, and Solid Waste, amongst others. For submittals requiring board approval (*e.g.*, special use permit, site-specific vesting plan), a right-of-way reduction request would be reviewed by the applicable board as well.

Staff recommends approval of the text amendment as written.

Action requested:

Discuss and make a recommendation on the proposed text amendment.