

**STAFF ANALYSIS
LUPA-2016-01**

LOCATION: Fronting the eastern side of Hillsboro Street including and between the properties of 390 and 196 Hillsboro Street, more particularly described with Parcel numbers 7817, 7813, 7818, 5855, 7811, 7812, 7634, 7810, 8152, 7815, 60748, 7814, and 7806

EXISTING USE: Residential

AREA: 9.99 acres

EXISTING DESIGNATION: Mixed Use Town Center

PROPOSED DESIGNATION: Traditional Neighborhood

ADJACENT DESIGNATION: Properties adjacent to these parcels of land are designated for Residential and Mixed Use.

North – Mixed Use Town Center.

South – Mixed Use Town Center.

West – Traditional Neighborhood.

East – Mixed Use Town Center.

ZONING HISTORY: The property has been zoned R-12 since the late 1980's.

ANALYSIS:

The following staff analysis is structured to address the information that should be considered for a map amendment.

1. Suitability of proposed land use designation.

Traditional Neighborhood describes existing neighborhoods in Pittsboro that are primarily residential but also include a mix of other uses. The density of development in these traditional neighborhoods is typically less than that found in the Town Center, but higher than that found in the medium density residential category.

2. Availability of public facilities.

Public facilities and services rendered by the Town of Pittsboro, water and wastewater, are available to the property.

3. Population change.

It is unknown what the impact of this amendment has on future population.

4. Transportation patterns.

It is likely that there will be little to no change in transportation patterns as a result of this proposed change.

PUBLIC HEARING NOTES:

A Public Hearing was held on October 24th. Three citizens spoke at the hearing, one in favor of the amendment and two opposed.

STAFF RECOMMENDATION:

Staff Recommends approval of the proposed amendment, as the proposed amendment is consistent with the Character Goal of the Land Use Plan. Changing the designation to Traditional Neighborhood would preserve the character of the Town as it grows. Maintain Pittsboro's community character, enhance quality of life, and protect existing neighborhoods.