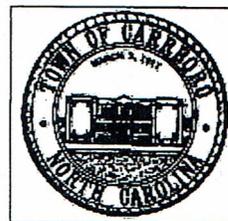


# TOWN OF CARRBORO

## PETITION FOR CHANGE OF ZONING



PETITIONER:

Parker Louis, LLC

DATE:

2.6.2019

The Petitioner named above respectfully requests the Board of Aldermen of the Town of Carrboro to rezone the below-described property from RR to FLEX zoning classification. The Petitioner furthermore submits the following information in support of this petition.

1. PETITIONER'S NAME Parker Louis, LLC  
 ADDRESS: 301 Montclair way  
 TELEPHONE #:( ) 919-422-6477
  
2. INTEREST IN PROPERTY (IES):  
owner
  
3. BROAD DESCRIPTION OF PROPERTY AREAS SOUGHT TO BE REZONED BY REFERENCE TO ADJOINING STREETS: Evbanks / old Hwy 86 - 4 lots.
  
4. DESCRIPTION OF INDIVIDUAL LOTS SOUGHT TO BE REZONED:
  - a. OWNER: Parker Louis LLC - 9860878399  
 TAX MAP: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_ ACREAGE 4.84 PARCEL: \_\_\_\_\_  
 SUBDIVISION NAME: \_\_\_\_\_ FRONTAGE: \_\_\_\_\_ DEPTH: \_\_\_\_\_  
 EXISTING STRUCTURES AND USES : \_\_\_\_\_
  
  - b. OWNER: Parker Louis LLC - 9860972554  
 TAX MAP: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_ ACREAGE 5.93 PARCEL: \_\_\_\_\_  
 SUBDIVISION NAME: \_\_\_\_\_ FRONTAGE: \_\_\_\_\_ DEPTH: \_\_\_\_\_

CARRBORO DEVELOPMENT GUIDE  
APPENDIX A

EXISTING STRUCTURES AND USES:

c. OWNER: Parker Louis LLC - 9860975382

TAX MAP: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_ ACREAGE 2.43 PARCEL: \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ FRONTAGE: \_\_\_\_\_ DEPTH: \_\_\_\_\_

EXISTING STRUCTURES AND USES:

d. OWNER: Parker Louis LLC - 9860979520

TAX MAP: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_ ACREAGE 12.67 PARCEL: \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ FRONTAGE: \_\_\_\_\_ DEPTH: \_\_\_\_\_

G. Parker Louis LLC - 9860-97-1159 0.77 AC ±

EXISTING STRUCTURES AND USES:

e. ~~Parker Louis LLC - 9870070266~~

f. ~~Ervin Cradle - 9870072362 - 1.02 acres~~

5. NAMES AND ADDRESSES OF ALL PERSONS WHOSE PROPERTY OR ANY PART THEREOF IS WITHIN 1000 FEET IN ANY DIRECTION OF THE PROPERTY SOUGHT TO BE REZONED.

NAME	ADDRESS
<u>Peng Family Trust</u>	<u>16309 Jousting Terrace, Rockville, MD 20851</u>
<u>Byron Chambers</u>	<u>3747 Sepulveda Blvd, Apt 18, Los Angeles, CA 90031</u>
<u>James Neville</u>	<u>7302 Old Hwy 86, Chapel Hill, NC 27516</u>
<u>Frankie Gladden</u>	<u>3747 Sepulveda Blvd, Apt 18, Los Angeles, CA 90031</u>
<u>Pamela Butler</u>	<u>2312 Blackwatch Circle, Marietta, GA 30008</u>
<u>Jeffrey Tate</u>	<u>1011 Highland Woods Rd, Chapel Hill, NC 27514</u>
<u>Ervin Cradle</u>	<u>402 Eubank Rd, Chapel Hill, NC 27514</u>
<u>Orange County</u>	<u>Po Box 8181, Hillsborough, NC 27278</u>
<u>Joan Hickey</u>	<u>7508 Old Hwy 86, Chapel Hill, NC 27516</u>
<u>Erni Hunter Properties</u>	<u>2 Kenbridge Ct, Greensboro, NC 27410</u>
<u>Marsha Conner</u>	<u>706 Eubank Rd, Chapel Hill, NC 27516</u>
<u>Jude King</u>	<u>Po Box 571, Chapel Hill, NC 27514</u>

6. HAS THIS PROPERTY BEEN THE SUBJECT OF A ZONING CHANGE SINCE 1979? YES  NO

IF "YES", WHEN? \_\_\_\_\_

CONX →

7. PLEASE SET OUT AND EXPLAIN THOSE CIRCUMSTANCES PERTINENT TO THE PROPERTY AND THE MANNER IT RELATES TO THE TOWN THAT DEMONSTRATE THAT THE PROPOSED ZONING DISTRICT CLASSIFICATION IS CONSISTENT WITH THE TOWN'S COMPREHENSIVE PLAN. MORE SPECIFICALLY:

(a) How do the potential uses in the new district classification relate to the existing character of the area?

SEE ATTACHED

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(b) In what way is the property proposed for rezoning peculiarly/particularly suited for the potential uses of the new district?

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(c) How will the proposed rezoning affect the value of nearby buildings?

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(d) In what way does the rezoning encourage the most appropriate use of the land in the planning jurisdiction?

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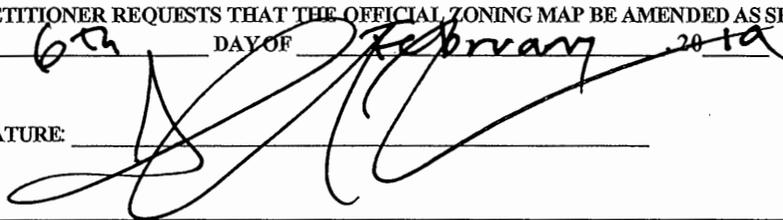
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WHEREFORE, THE PETITIONER REQUESTS THAT THE OFFICIAL ZONING MAP BE AMENDED AS SET OUT ABOVE. THIS IS THE 6<sup>th</sup> DAY OF February 2019

PETITIONER'S SIGNATURE: \_\_\_\_\_



**PLEASE NOTE:**

For all the persons identified under "5", please attach addressed envelopes with the correct postage. Oversight of this requirement could delay processing your rezoning request.

(cont.)

Property within 1000' of Property

Sara Minton 7511 Old Hwy 86 Chapel Hill, 27516  
Josef Woodman 7305 Old Hwy 86 Chapel Hill, 27516  
Duke University Forestry 324 Blackwell St, Durham, 27701  
Maduay Cotton 7202 Old Hwy 86, Chapel Hill 27516  
Weiner 2435 Sedgefield Dr, Chapel Hill 27514  
Kuo 107 Buena Vista Way, Chapel Hill 27514  
Omair 111 Dranoland Rd, Chapel Hill 27516  
Decker 109 Dublin Rd, Chapel Hill 27516  
Raney/Ibarra 107 Dublin Rd, Chapel Hill 27516  
Maller/Cummings 105 Dublin Rd, Chapel Hill 27516  
William Klein 116 Old Spring Rd, Chapel Hill 27516  
William Klein 1217 Ford Rd, Chapel Hill 27516

## Petition for Change of Zoning from RR to FLEX

7(a) The existing character of the area is a mix of vacant land, stand alone single family homes and the Morris Grove neighborhood of 23 lots (12 of the lots are vacant) . Morris Grove Elementary is across the street from the site as well as future plans for a park and middle school. This site was designated as a potential FLEX zone by the town.

(b) Under current zoning laws (RR), the property would produce +-20 large (+- 1 acre) single family lots. The change of zoning to a FLEX zone will allow a subdivision supplying a mixture of product: Commercial, Office, Small Single-Family lots, Multi-Family and a General Store. Much of this speaks directly to Carrboro Vision 2020, Development section 2.52, to "require the construction of diverse housing stock." It will also provide Carrboro with potentially more commercial inventory.

(c) The proposed rezoning will have a positive impact on the value of nearby homes. The site's single - family product will be modestly priced by Carrboro standards (+- \$300,000 homes) and the construction of commercial and office will increase the value of surrounding parcels.

(d) The most appropriate use of this property is to rezone it to a FLEX zone and Carrboro has been strongly pushing for this change. The town of Carrboro has consistently stated a desire to increase density (with mixed use) in this area and this rezoning will accomplish that.