

AN ORDINANCE AMENDING THE CARRBORO ZONING MAP TO REZONE APPROXIMATELY 0.28 ACRES OF THE PROPERTY KNOWN AS 110 WEST MAIN STREET FROM B-2 & B-1(G) TO B-1(G)-CZ

\*\*Draft 05-16-2017\*\*

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

SECTION 1. The Official Zoning Map of the Town of Carrboro is hereby amended as follows:

That property being described on Orange County Tax Maps as:

Chapel Hill Township, one parcel at 110 West Main Street (PIN #9778-86-2205) encompassing approximately 0.28 acres (12,414 square feet) is hereby rezoned from B-2 (Fringe Commercial) and B-1(G) (General Business) to B-1(G)-CZ (General Business, conditional) subject to the following conditions provided by the applicant:

- 1) The Rezoning Exhibit labeled "CZ Application Drawings for IFC FoodFirst," dated December 21, 2016 and last revised April 13, 2017 is approved and incorporated herein to indicate potential land uses, the general location and size of buildings and parking areas, vehicular and bicycle-pedestrian access points, general circulation patterns, stormwater management features, setbacks, trees and other landscaped areas.
- 2) The landscaping and additional planting plan, shown on Sheet L1000 shall provide alternative compliance with Town of Carrboro tree canopy requirement by planting at least three street trees just south of the site in the public right-of-way. The street trees shall also provide alternative compliance for the shading requirements of Section 15-318. This plan will also include a potted plant garden space on the street side of the upper level as well as other ground and building façade plantings.
- 3) Alternative compliance with the Town of Carrboro Downtown Architectural Standards at Town of Carrboro Land Use Ordinance Section 15-178, shown in illustrative form in the rezoning exhibit, shall be provided as follows: The provisions of Section (1) requiring a primary entrance to be oriented toward the right-of-way and articulated either by a recess or by a detachable awning is satisfied by the plan showing the primary entry within a covered courtyard to allow clients to gather off the public right-of-way. The provision of Section (2) requiring glazing percentages of street facing facades of 40% (overall) and 60% (ground floor) will be reduced to allow 38% total glazing and 29% ground level glazing. Final approval during the zoning permit approval process, shall be reviewed by the Appearance Commission.
- 4) Recorded easements shall be obtained and copies provided to Town of Carrboro, prior to construction plan approval, for access to Weaver Street or other design features which require easements over the property of others.
- 5) So long as not inconsistent with the property owner's needs, parking areas will not be blocked from public use during hours the building and parking areas are not otherwise in

use by property owner.

6) Because of adjacencies to shared parking at the rear (north) property lines and vehicular movement and parking areas at the east and west lines, the rezoning exhibit includes a lighting plan, on Sheet A3.0 for the courtyard area that will minimize light pollution to adjacent properties and balance safety and security with minimized light spill onto adjacent properties; the lighting plan shall supersede the requirements of the Town of Carrboro Land Use Ordinance Section 15-242.5.

SECTION 2. All provisions of any Town ordinance in conflict with this ordinance are repealed.

SECTION 3. This ordinance shall become effective upon adoption.

The foregoing ordinance having been submitted to a vote received the following vote and was duly adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2017:

AYES:

NOTES:

ABSENT OR EXCUSED:

