

STAFF REPORT

TO: Town Council

DATE: April 26<sup>th</sup>, 2022

PROJECT: New three story commercial use building at 201 North Greensboro Street and 100 Center Street.

OWNERS: CKE III LLC  
16122 Morehead  
Chapel Hill, NC 27517

APPLICANTS: Coulter Jewel Thames PA  
111 West Main Street  
Durham, NC 27701

PURPOSE: To acquire a Special Use Permit-A for a new three story mixed use building with various proposed uses such as office, retail, restaurant etc.

EXISTING ZONING: B-2, B-1(c), and DNP overlay.

PIN: 9778-86-4587 & 9778-86-2555

LOCATION: 201 North Greensboro Street & 100 Center Street

TRACT SIZE: .53 acres (23,211 square feet)

EXISTING LAND USE: 201 North Greensboro Street- Vacant  
100 Center Street- Vacant

PROPOSED LAND USE: Retail, Office, Cultural/Social, Entertainment, Restaurants, Tower and Related Structures etc. (defer to 1<sup>st</sup> page of SUP-A plans for complete listing)  
Please note, use #2.11 is not a permissible use within the B-2 zoning district and a staff recommendation has been added to remove this use during Construction Plan Review.

SURROUNDING LAND USES: North: M1, retail building/street r-o-w  
South: B1(c), commercial building/street r-o-w

West: R-7.5, single-family residences and hair salon/street  
r-o-w  
East: B1-(c), commercial building/street r-o-w

ANALYSIS

**Background**

Background

CJT PA (applicants) have submitted an application for a Special Use Permit-A (SUP-A) to allow for the construction of a new three story mixed use building on the properties addressed as 201 North Greensboro Street and 100 Center Street.

The two properties included in the request are currently zoned B1C and B2 and the property addressed as 201 North Greensboro Street has the Downtown Neighborhood Protection (DNP) Overlay. The properties are identified as Orange County parcel identification numbers 9778-86-4587 and 9778-86-2555.

The property addressed as 201 North Greensboro Street will have the new three story building constructed on it while the property addressed as 100 Center Street will be the main parking area.

The total square footage of the new building will be 16,186 square feet in size and have a total of forty-one (41) parking spaces associated with the new building.

**Traffic, Parking, Sidewalk and Bike Parking**

Traffic

VHB provided a Trip Generation Analysis Report date October 5<sup>th</sup>, 2020 and the following information is a summary of this study- the Traffic Impact Analysis indicates that the site is expected to generate approximately 510 daily trips. Please defer to the Trip Generation Analysis Report for completed information- Attachment C.

The two entrances/exits to the proposed development will be along Weaver Street and Center Street. The entrance/exit along Weaver Street will utilize the existing entrance/exit that is there now.

It should be noted that the property addressed as 100 Center Street is already a paved parking area and the new SUP-A will utilize the parking as it and use the existing entrance/exit off of Center Street.

Parking

The applicant is proposing a total of forty-one (41) parking spaces- broken down as follows:

- Twenty-two (22) regular spaces
- Two (2) handicap spaces
- Seventeen (17) compact spaces

Section 15-291(g) of the LUO would require a total of fifty-nine (59) parking spaces for the combination uses.

The applicant has calculated a joint reduction into the primary uses and this reduction would equate to a total number of fifty (50) parking spaces.

Town staff recommends that Town Council review the parking reduction request and determine whether to approve Staff Recommendation #3.

#### Sidewalk

The applicant intends to construct a sidewalk along North Greensboro Street and West Weaver Street that will be ten (10) feet in width and as one walks westward on West Weaver Street, the sidewalk will tie into the existing sidewalk.

The ten foot side sidewalks will be bike racks and street tree planters.

Note that the applicant will be requesting the continuation of the non-conforming five foot wide sidewalk along Weaver Street. In essence, this sidewalk would be required to be ten feet in width.

#### Bike Parking

Section 15-291 of the Land Use Ordinance regulates the necessary bike parking- the required number of bike parking spaces is seven and the applicant will be providing a total of fourteen bike parking spaces- with six of those spaces being covered.

There will be eight spaces or four racks along North Greensboro Street and West Weaver while the six spaces or 3 racks that will be covered will be located at the corner of West Weaver Street and Center Street.

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to traffic, parking, sidewalk and bike parking subject to the approval of the request for a reduction in parking. Staff recommends Town Council review the request for the reduction in parking and determine whether to approve Staff Recommendation #3.

### **Tree Protection, Screening, Shading and Tree Canopy**

#### Tree Protection

Section 15-316 of the Land Use Ordinance states that every development shall retain all existing trees eighteen (18) inches in diameter or more unless such trees would unreasonably burden the development.

The applicant has stated in the submitted tree removal justification letter that since 86 percent of the two properties is covered by hardscape that there are no trees of significance to be removed- Attachment D.

#### Screening

This project requires a Type C along all street right-of-ways and also, along the property line of 102 Center Street. The applicant intends to meet the screening requirement as seen below:

- East Side- the installation of two (2) street trees along North Greensboro Street.
- South Side- the installation of six (6) street trees along the West Weaver Street frontage.
- North Side- the installation of three (3) trees within the parking lot area.
- Along 102 Center Street Property Line- the installation of six (6) trees along this property line.

#### Shading of Parking Lots

Section 15-318 of the LUO requires that 35% of all vehicle accommodation areas be shaded with trees. The applicant will install four (4) new trees in order to meet the parking lot shade requirement.

#### Tree Canopy

Section 15-319 of the LUO requires a 15 percent tree canopy for this development- the applicant will be installing nine (9) trees in order to meet the 15 percent requirement.

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to tree protection, screening, shading of the parking lot and tree canopy.

### **Stormwater (Impervious Surface) and Grading**

#### Stormwater (Impervious Surface)

Section 15-263(a)(8) of the LUO states that disturbance of less than .5 acres for a commercial project is exempt from stormwater measurements.

The existing and proposed impervious surface are noted below:

- Existing impervious surface = 20,087sf
- Proposed impervious surface = 20,716sf
- Net increase of impervious surface = 629sf

For additional information related to the impervious surface limitation related to this project- see Attachment E.

#### Grading

Minimal grading will take place with this development due to the limited variation in topography.

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to Drainage and Grading.

### **Utilities, Lighting and Refuse Collection**

#### **Utilities**

All utilities will be placed underground for the proposed development.

The waterline and sewer connection will be located adjacent to the corner of North Greensboro Street and Weaver Street. OWASA has reviewed CUP plans for this development and is satisfied with the proposed layout.

#### **Lighting**

A total of six (6) pole type lights will be installed in the parking areas- these lights will be fifteen (15) feet in height and will be 70 watt LED type lights. These pole lights will be shielded in order to limit light pollution across property lines.

Additionally, there will be a total of six (6) sconce type lights on the building itself- they will be shielded in order to provide light downward.

It should be noted that the proposed pole lights do meet the parameters of the light pollution at the property line as mandated within Section 15-242.5(a) of the Land Use Ordinance.

#### **Refuse Collection**

The location of the refuse dumpster and recycling bins will be located in the northwest portion of the parking lot off Center Street. This refuse center will be screened with a seven (7) foot masonry wall.

Orange County Solid Waste and the Public Works Department have reviewed the proposed location/layout and are satisfied with its location/layout.

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to utilities and refuse collection.

### **Miscellaneous**

#### **Building Architecture**

The new building will be a total of 16,186 square feet in size and will be three (3) stories- the total height including the parapet will be 45 feet and 4 inches in height. The building in itself will be constructed of brick veneer interspersed with metal panels and aluminum type windows.

There will be metal type awnings along the North Greensboro Street frontage and also, for the entrances off the street.

#### Architectural Standards for Downtown Development

The applicant was scheduled to meet with the Appearance Commission on April 21<sup>st</sup>, 2022. This meeting had to be cancelled due to lack of a quorum.

The applicant was requesting relief from the Appearance Commission related to Section 15-178 Architectural Standards for Downtown Development.

They were requesting relief from the following requirements:

- Parking or utility areas shall be substantially shielded from the view of adjoining streets by habitable space.

#### Neighborhood Information Meeting

The applicant held a Neighborhood Information meeting on September 14<sup>th</sup>, 2020.

Those property owners/renters within 1000 feet of the subject properties were invited to the virtual meeting.

### **STAFF RECOMMENDATIONS:**

Town staff recommends that the Town Council review the Conditional Use Permit proposal with the following conditions. The CUP worksheet is Attached F:

1. That the applicant must obtain driveway permits from either NCDOT or the Town of Carrboro Public Works prior to construction plan approval.
2. That the applicant shall provide to the Zoning Division, prior to the recordation of the final plat for the project or before the release of a bond if some features are not yet in place at the time of the recording of the final plat, mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be in .dxf format and shall include a base map of the whole project and all separate plan sheets. As-built .dxf files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.
3. That the Town Council finds that forty-one (41) parking spaces are sufficient to serve 201 North Greensboro Street project. This finding is based on information provided by the applicant regarding the alternative modes of transportation to get to and from 201 North Greensboro Street project.
4. Proposed use# 2.11 (high volume traffic generation) is not a permissible use within B-2 zoning district. This use will be removed from the "table of proposed" uses during the Construction Plan Review process.

