

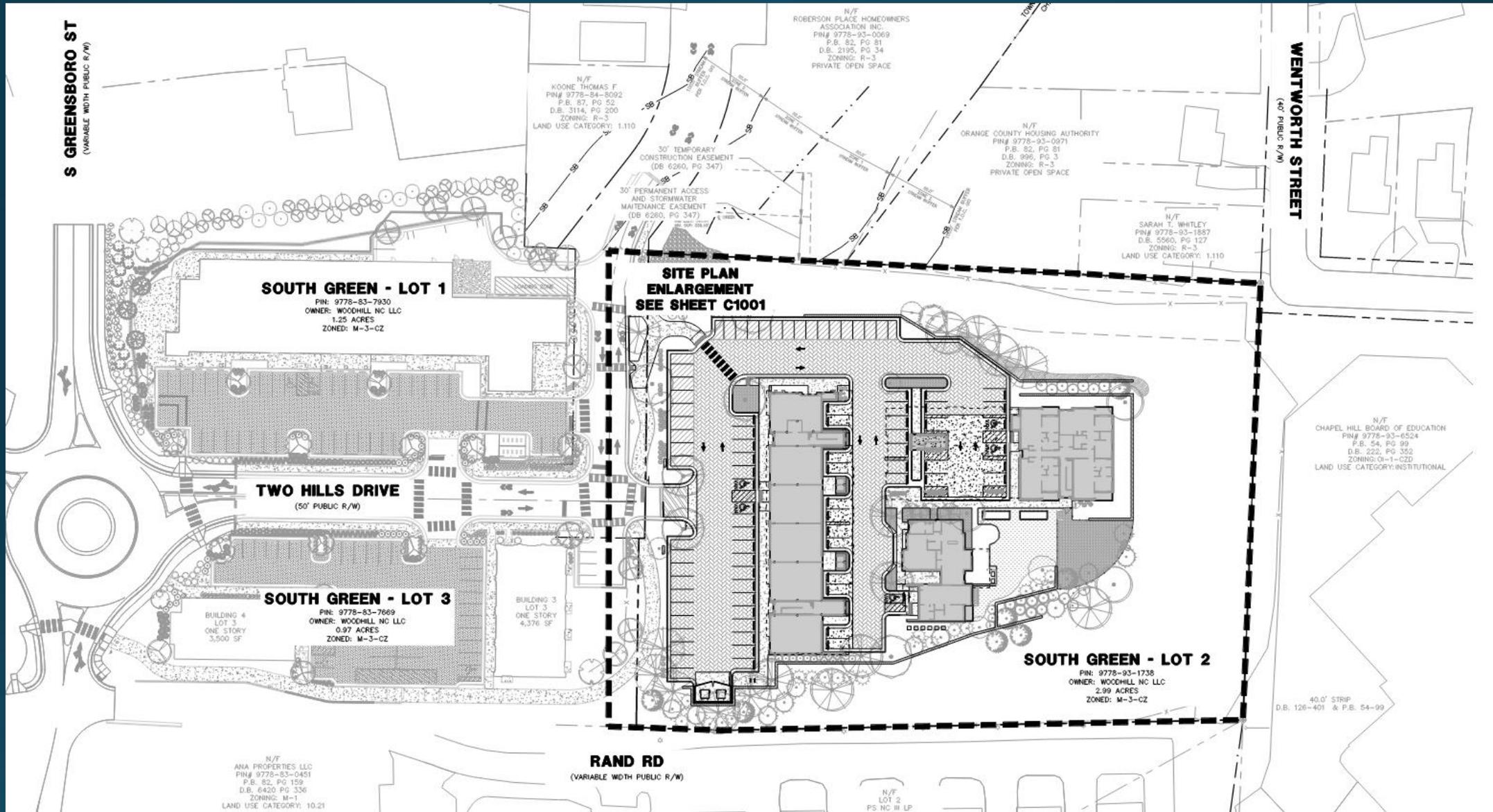
South Green Flats – Lot 2

Carrboro, NC

Town Council Meeting

21 January 2025





120 Two Hills Drive



SOUTH GREEN FLATS

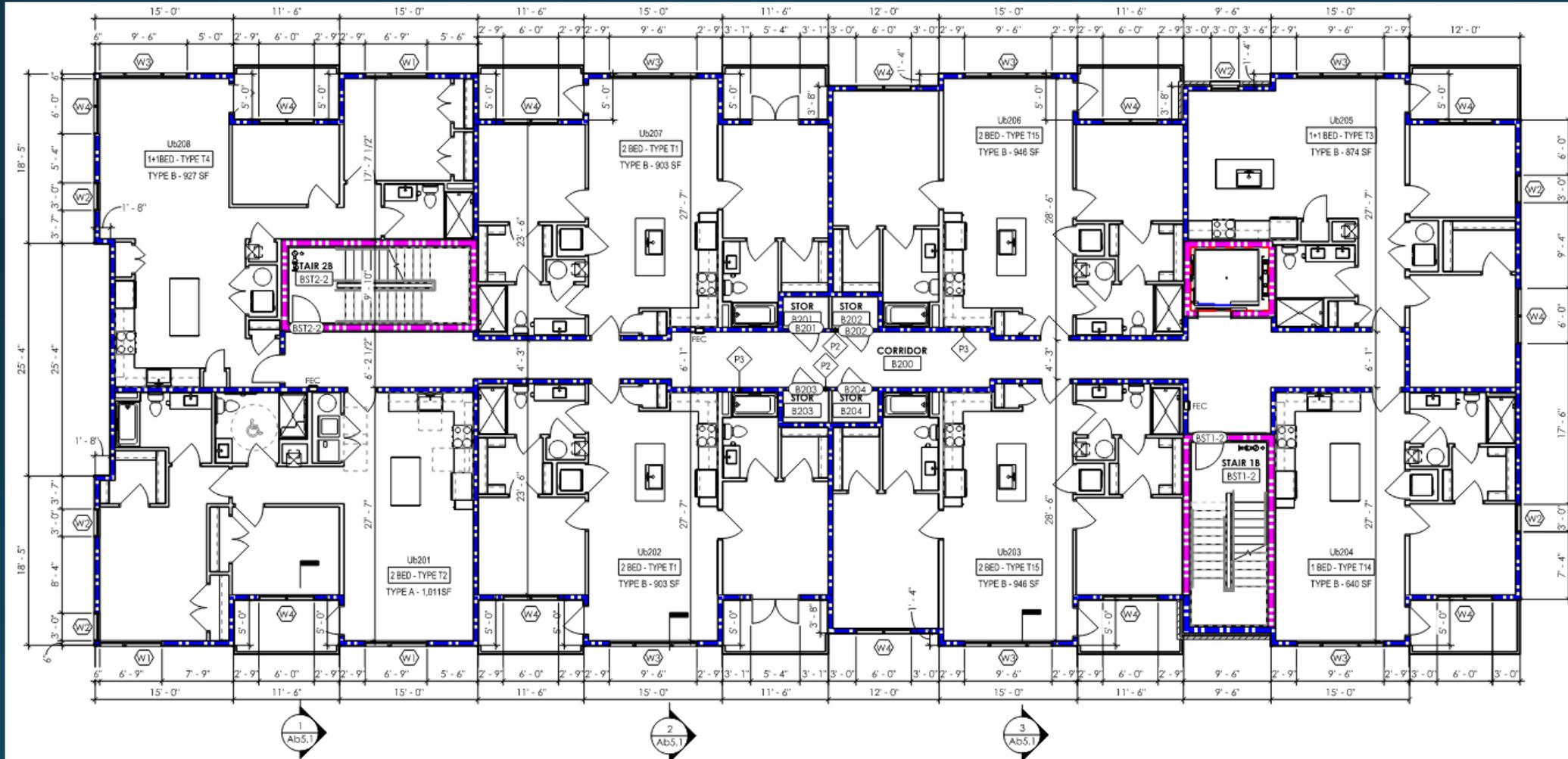
0716/2024

- Lot 2 Area = 2.99 Acres
- Zoning: M-3-CZ
- Proposed Use: 1.331 Multi-Family Residential & 2.000/3.000 Retail/Office
- 57 Residential Units + 6 Commercial (Possibly Additional Residential)
- Original SUP-A – 06-19-2015
- Rezoning and LUO Text Amendment to allow for residential uses on Lot 2 in June 2023.

STAFF RECOMMENDATIONS

- Major Categories
 - Allowable Uses
 - Parking
 - Canopy Cover
 - Lighting
 - Affordable Housing
 - DLA/UA

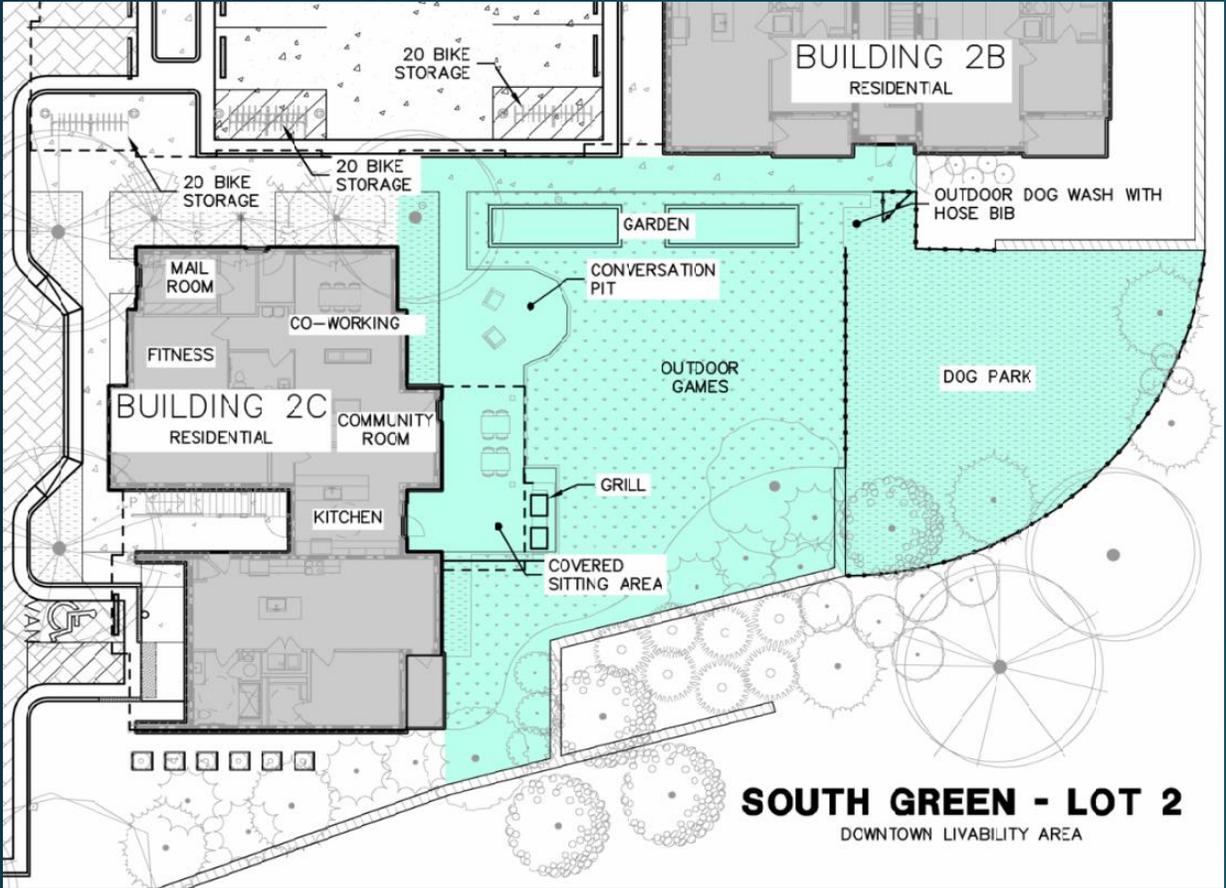
Size-Limited Units



FLOOR PLAN - BUILDING 2B - LEVEL 2

DLA/UA

- CONDITION OF ORIGINAL APPROVAL
 - DLA/UA PROVIDED IN LIEU OF 40% OPEN SPACE REQUIREMENT



DLA PROVIDED (LOT 2) 6,438 SF

URBAN AMENITIES (LOT 2):

| AMENITY | DOLLAR VALUE \$ |
|--------------------|-----------------|
| BIKE STORAGE | \$11,620 |
| DOG PARK | \$18,872 |
| OUTDOOR GAMES AREA | \$17,220 |
| GARDEN | \$10,185 |
| SHADE TREES | \$13,264 |
| OUTDOOR SEATING | \$18,878 |
| TOTAL | \$90,039 |

URBAN AMENITIES REQUIRED PER LUO (7% OF TOTAL ASSESSED LAND VALUE) \$83,720

DLA/UA



SOUTH GREEN FLATS

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AFFORDABLE HOUSING

- South Green Flats commits to working with 3rd Party agencies that can provide ancillary funding sources to allow qualified individuals or organizations to purchase units (15%) at a qualified affordable price.
- For each of the AHU purchases that are not satisfactorily completed, South Green Flats commits to submitting a payment in lieu per the town's 2024 Fee schedule.

SUMMARY

- Project Meets/Exceeds all Carrboro Land Use Ordinance requirements.
- 4 Findings of Fact-
 - WILL NOT Materially endanger the public health and safety
 - WILL NOT Substantially injure the value of adjoining or abutting property
 - WILL be in harmony with the surrounding area
 - WILL be in general conformity with the Comprehensive Plan, Land Use Plan, Long Range Transportation Plans, or other plans officially adopted by the Council.

Questions?