

APPENDIX A – 2

PETITION FOR CHANGE OF ZONING FORM

CARRBORO DEVELOPMENT GUIDE
APPENDIX A

TOWN OF CARRBORO

PETITION FOR CHANGE OF ZONING



PETITIONER: Argus Development Group, LLC
2908 Oak Lake Blvd. Ste 203
Charlotte, NC 28208

DATE:
1-15-2016

The Petitioner named above respectfully requests the Board of Aldermen of the Town of Carrboro to rezone the below-described property from R-10-B-4 to B-4-CZ zoning classification. The Petitioner furthermore submits the following information in support of this petition.

*R-10 to R-10CZ
R-20 to R-20CZ*

1. PETITIONER'S NAME: Ted Barnes for Argus Development Group, LLC
ADDRESS: 2908 Oak Lake Blvd., Ste. 203
TELEPHONE #:() (704) 376-9848
2. INTEREST IN PROPERTY(IES): Contract Purchaser
3. BROAD DESCRIPTION OF PROPERTY AREAS SOUGHT TO BE REZONED BY REFERENCE TO ADJOINING STREETS: NE Corner of Old Fayetteville Road and NC Hwy. 54
4. DESCRIPTION OF INDIVIDUAL LOTS SOUGHT TO BE REZONED:
 - a. OWNER: Shelton Gene Lloyd & Brodie L. Lloyd
Pin# 9779-09-7922 ACREAGE 10.15 AC PARCEL: _____
SUBDIVISION NAME: RS Lloyd FRONTAGE _____ DEPTH: _____
EXISTING STRUCTURES AND USES: Cabin / Garage
 - b. OWNER: Estate of Roy Shelton Lloyd
Pin# 9778-19-6618 ACREAGE 25.22 AC
SUBDIVISION NAME: RS Lloyd FRONTAGE _____ DEPTH: _____

See Attached Maps - Existing and Proposed Zoning

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APPENDIX AEXISTING STRUCTURES AND USES: Stablec. OWNER: Estate of Roy Shelton LloydPIN# 9779-10-7351 LOT: _____ ACREAGE 3.72 ac PARCEL: _____SUBDIVISION NAME: RS Lloyd FRONTAGE _____ DEPTH: _____

EXISTING STRUCTURES AND USES: _____

d. OWNER: Estate of Roy Shelton LloydPIN# 9779-20-0449 ACREAGE 0.93 ac PARCEL: _____SUBDIVISION NAME: RS Lloyd FRONTAGE _____ DEPTH: _____

EXISTING STRUCTURES AND USES: _____

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
See Attachment A	

6. HAS THIS PROPERTY BEEN THE SUBJECT OF A ZONING CHANGE SINCE 1979? YES ___ NO ___
-
- IF "YES", WHEN? _____

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?

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See Attachment B

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

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

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

WHEREFORE, THE PETITIONER REQUESTS THAT THE OFFICIAL ZONING MAP BE AMENDED AS SET OUT ABOVE. THIS IS THE 15 DAY OF January, 2016

PETITIONER'S SIGNATURE:

Russ Brown

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.

OWNER SIGNATURE ADDENDUM
LLOYD FARM CONDITIONAL REZONING APPLICATION

Shelton Gene Lloyd
Shelton Gene Lloyd, Co-Executor of the
Estate of Roy Shelton Lloyd

5/6/2016
Date

Brody Lemuel Lloyd
Brody Lemuel Lloyd, Co-Executor of the
Estate of Roy Shelton Lloyd

5/6/2016
Date

Shelton Gene Lloyd
Shelton Gene Lloyd

5/6/2016
Date

Brody Lemuel Lloyd
Brody Lemuel Lloyd

5/6/2016
Date

Attachment B

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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?

Lloyd Farm is most visible to the community from its NC Highway 54 frontage. From that viewpoint, the non-residential uses are consistent with the pattern of land use along NC Highway 54. There is existing retail development on the south side of NC Highway 54 and along the highway corridor. While the economic function of the retail component of Lloyd Farm is similar in nature and scale to neighboring retail, its form is more compact and walkable and its building and landscape design more aesthetically pleasing. For example, Lloyd Farm incorporates existing stands of mature hardwoods into its design, maintaining a soft green viewshed at the intersection.

Lloyd Farm also provides on-site multi-family housing in the form of senior-living apartments and cottages with ADA-accessible pedestrian-friendly connections provided to food and other essential urban services. The juxtaposition of residential use with Lloyd Farm's non-residential uses is consistent with the development pattern on the south side of NC Highway 54.

The character of the existing single-family neighborhoods to the north and east of Lloyd Farm is preserved by the establishment of building setbacks 200'+ to 400'+ deep in dimension from exterior property lines, the preservation of substantial stands of mature hardwood trees along the northern and eastern edges of Lloyd Farm, and the dedication of the northeastern portion of the property assemblage to the Town for civic use.

Retention of the existing vegetative edge along Old Fayetteville Road, supplemented as necessary by additional evergreen landscape material, maintains the existing viewshed along the property's Old Fayetteville Road frontage.

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

This assemblage of properties was identified in the Town's 2006 "Creating Carrboro's Economic Future" report as an opportunity site on the NC Highway 54 corridor for non-residential development:

"The greatest asset of this corridor is that it has the only commercial area in Carrboro with direct access to a four-lane road (the Highway 54 Bypass), which

makes it attractive to retailers. There is one available parcel next to the US Post Office large enough (25 acres) to sustain a significant new retail presence."

A portion (16.6 acres) of this property is already zoned B-4 (Outlying Concentrated Business). The net result of the proposed conditional rezoning (B-4-CZ), once the open space area is deducted, is the approximate amount of developable acreage that was anticipated within that report.

Furthermore, the property is well-served by public transit, with three bus routes having bus stops located within walking distance and a bus stop provided on-site at Lloyd Farm's retail plaza area.

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

The conditional rezoning process provides a means by which specific conditions and plans can be attached to the property's zoning to address identified concerns. The application proposes substantial building setbacks and preserved hardwood stands, with additional evergreen landscaping installed as necessary, to buffer property owners to the north and east of the property and to maintain important elements of their viewshed.

No vehicular connections are proposed to the adjoining neighborhood streets. Instead, paved greenway connections to Lloyd Farm are provided mid-block to the north and to the east for neighborhood bicycle and pedestrian access.

The introduction of public space and the provision of food and other essential urban services enhances this area of Carrboro. The value of nearby properties is preserved and enhanced by the provision of convenient and direct access to urban services and amenities within easy walk/bike distance, a much-desired feature for residential neighborhoods to have as an active living by design option.

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

Conditional rezoning of the property in the manner proposed fulfills the Town's goal of encouraging non-residential development within designated areas and furthers the goal of creating a diversity of housing by providing senior-living housing proximate to the urban services and amenities provided by Lloyd Farm's non-residential components.

The NC Highway 54 corridor from Jones Ferry Road to Fayetteville Road is designated as being suitable for retail development, particularly because of the access provided to Orange County residents by the divided-median highway corridor. All three of the Town's existing B-4 zoning districts are located along this highway corridor.

This proposed conditional rezoning to B-4-CZ adjusts one of those three existing B-4 zoning districts to be similar in net developable acres to that of neighboring commercial property. However, by use of compact design, shared parking, and vertical construction, the similarly-sized non-residential program also adds senior-living housing within approximately the same total amount of developable acreage as the existing traditional non-residential development on the south side of NC Highway 54.