



JIM SPENCER ARCHITECTS, PA
109A Brewer Lane | PO Box 385
Carrboro, NC 27510
919.960.6680

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Town of Carrboro
Planning, Zoning, and Inspections Division
301 West Main Street
Carrboro, NC 27510

Re: **Formal request for Modification to Canopy Coverage Standards**
Mitchell project, 400 North Greensboro, SUP-A application

Dear Town of Carrboro PZI staff,

Please consider this our formal request for modification of the tree canopy requirements in the Carrboro Land Use Ordinance section 15-319. During our Conditional Zoning review, the issue was discussed at length with staff and the site plan approved with the CZ ordinance included a proposal for 20% canopy coverage as "substantially compliant". We have made minor landscaping changes associated with the site plan for this SUP-A, but have once again proposed this 20% canopy coverage for this very small urban site.

Our design team and owners feel that this proposed coverage supports the goals of the new comprehensive plan and further, that it complies with section 15-319(b)(1) of the ordinance. This section allows the permit issuing authority to approve a development application that does not fully comply with the standards when it finds that the application substantially complies with these standards and enables the project to better achieve other Town objectives. In this project's case, the reduced canopy enables improved storm water management greatly, allows the building to have better solar access for potential active and passive solar energy use, and allows for more residential density in the downtown area. The comprehensive plan specifically (and repeatedly) mentions the Town's desire for infill, dense residential development along already established transit corridors with existing infrastructure. We feel our project is a perfect addition to the town in this location and should be allowed this modification to the ordinance standard.

Best regards,

Jim Spencer, AIA, LEED BD+C
Jim Spencer Architects, PA