



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

August 31, 2023

Conditional Zoning Submittal Narrative/Potential Conditions

Summary

Sam Mitchell and partners propose a conditional rezoning and construction of a new building on the lot at 400 North Greensboro Street in Carrboro. The existing zoning is CT, with adjacent zoning lots of CT, B1-G CZ, and R75. The proposed building is a multifamily owner-occupied three-story building with minimal on-site parking to its rear (east) and other exterior improvements. We have listed below specific categories related to the proposed rezoning and our approach to each. Please also find attached the Owner's answers to Question 7 of the rezoning petition application. Thank you for your consideration and we look forward to moving this project forward.

Zoning

After discussions with town staff, this application proposes rezoning the lot from CT to B-1-G CZ. This zone fits with the town's new comprehensive plan goals of increased density and mixed residential and commercial projects downtown.

Appendix I – Storm Water Control

It is likely that no storm water on site treatment would be required for the parcel is the net increase in impervious is less than 5,000 square feet. However, it has been discussed with staff and the owners are committed to some on-site storm water control measures. Our current proposal is for a combination of pervious pavers and on-site rain garden features. Details will follow, but our commitment is that the project will detain the post-development runoff to the pre-development runoff levels for the 25-year storm.

Table 15-178 and Appendix D – Parking

B-1-G presumptive, 1.330 apartments 1.5 per unit; ground level retail or convertible space 8.100 – 1 per 100 square feet

We anticipate a potential change in the minimum parking standards for the town during this process. However, the owners would like to minimize their parking on site regardless of the presumptive requirements. The current proposal is for eleven parking spaces (ten regular plus one accessible).

15-178 – Downtown Architectural Standards

Rezoning to B1-G CZ would require compliance or alternate approval. The current proposal would meet these requirements.

Primary Entry articulated by recess or awning; Glazing primary façade 60% ground, 40% overall; 20% shade free area; parking area shading/shielding; maximum 45' building bay articulation; exterior materials exclusions.

15-181 – Lot Size

The proposed building/lot meets this requirement, the site is approximately 15,955 square feet. B1-G CZ requires 3,000 sf for residential, otherwise no limit)

15-182 – Density/Unit Count

The current lot (if rezoned to B1-G CZ supports 5 units at the roughly 16,000 square feet on the lot. The proposal is for seven (7) units. We plan to meet the requirements of section 15-141.4 (k) to achieve this higher density. Current plans call for meeting the provisions of at least three of:

- ~ Storm water management
- ~ Water conservation
- ~ Energy conservation
- ~ On site energy production
- ~ Provisions for affordable housing
- ~ Alternate transportation
- ~ Provisions for public art/outdoor amenities

Details will be presented during the rezoning and SUP processes.

15-182.4 – Affordable Units

Owners plan to offer a payment in lieu for affordable housing due to small unit count.

15-183 – Lot width

B1-G no minimum required

15-184 – Setbacks

Current proposal will meet requirements of this section.

B1-G – none required except for street (30' from street center line)

15-185 – Height

Proposal will meet requirements of this section.

B1-G– lot is adjacent to N. Greensboro (over 50' ROW) and Parker Street (16' ROW).

15-185.1 – Downtown Neighborhood Protection Overlay (DNP)

Proposal will meet the requirements of this section.

DNP buffer, but lot is not adjacent to residential except across the street. Review Article XII on this and setbacks. Front façade has 10' setback at two stories to meet this requirement.

Service Area

Proposal is to use roll-out type recycling and refuse containers.

Article XIX – Tree Canopy/Screening/Landscaping

Proposal will meet the requirements of this section, or will propose alternate compliance if street or other site trees must be removed due to construction activities. These are being reviewed by an arborist.

15% tree canopy required

Screening – may ask for some relief due to safety/openness of this urban location.

Note: current landscaping on site plan is illustrative only. We are having existing site trees reviewed by an arborist and landscaping designed by David Swanson.

Lighting/ Light Spill/ Performance Standards

To be addressed in SUP process, plan is to meet standards.

Recreation Amenities/Open Space requirements

Will meet requirements of Downtown Architectural Standards/amenities instead due to B-1-G CZ zoning.

Please let us know if you need additional information. We look forward to working through the approvals process on this exciting project for downtown Carrboro.

Regards,

A handwritten signature in black ink that reads "Jim Spencer III". The signature is written in a cursive, flowing style.

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

TOWN OF CARRBORO

PETITION FOR CHANGE OF ZONING



PETITIONER:
Jim Spencer, AIA
Jim Spencer Architects, PA

DATE:
8.31.2023

The Petitioner named above respectfully requests the Town Council of the Town of Carrboro to rezone the below-described property from CT to B-1-G C7 zoning classification. The Petitioner furthermore submits the following information in support of this petition.

1. PETITIONER'S NAME Jim Spencer

ADDRESS: PO Box 385, Carrboro, NC 27510

TELEPHONE #:(919) 593-4150

2. INTEREST IN PROPERTY(IES):
Architect/Petitioner for property owner

3. BROAD DESCRIPTION OF PROPERTY AREAS SOUGHT TO BE REZONED BY REFERENCE TO ADJOINING STREETS : 400 North Greensboro Street, at northeast corner of North Greensboro and Parker Streets in Carrboro.

4. DESCRIPTION OF INDIVIDUAL LOTS SOUGHT TO BE REZONED:

a. OWNER: Bison Lodge, LLC (Sam Mitchell, owner's representative)

TAX MAP: PIN: 9778876328 BLOCK: _____ LOT: _____ ACREAGE: .37 ac PARCEL: _____

SUBDIVISION NAME: 1001 CHCOMM FRONTAGE: 107.95' DEPTH : 146.09'/147.4'

EXISTING STRUCTURES AND USES:
Vacant residence

b. OWNER: _____

TAX MAP: _____ BLOCK: _____ LOT: _____ ACREAGE: _____ PARCEL: _____

SUBDIVISION NAME: _____ FRONTAGE: _____ DEPTH : _____

EXISTING STRUCTURES AND USES:

c. OWNER: _____

TAX MAP: _____ BLOCK: _____ LOT: _____ ACREAGE: _____ PARCEL: _____

SUBDIVISION NAME: _____ FRONTAGE: _____ DEPTH: _____

EXISTING STRUCTURES AND USES:

d. OWNER: _____

TAX MAP: _____ BLOCK: _____ LOT: _____ ACREAGE: _____ PARCEL: _____

SUBDIVISION NAME: _____ 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 attached list and map	

6. HAS THIS PROPERTY BEEN THE SUBJECT OF A ZONING CHANGE SINCE 1979? YES NO
 If "YES", WHEN? 6/20/2006 estimated

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?

See attached narrative for each question

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

See attached narrative for each question



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

See attached narrative for each question

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

See attached narrative for each question

WHEREFORE, THE PETITIONER REQUESTS THAT THE OFFICIAL ZONING MAP BE AMENDED AS SET OUT ABOVE. THIS IS THE 31st DAY OF August, 2023.

PETITIONER'S SIGNATURE:  

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.



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Revised 3.21.24
Conditional Rezoning Petition Application
400 North Greensboro Street, Carrboro, North Carolina 27510

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?

Increased residential density on the property at 400 North Greensboro would align its use more closely with the intensity of use on neighboring properties. To the South are bustling commercial properties including Southern States, Harris Teeter, Carr Mill and Fitch Lumber, all of which are housed in large-scale buildings. Immediately to the North of the property is Shelton Station, a mixed-use development that includes a substantial mid-rise apartment building. A small apartment building, which the B-1-G CZ designation would allow, is a fitting use in the context of those neighboring properties.

This would be consistent with the development strategy stated in the new Carrboro Connects Comprehensive Plan which asks to “identify and consider additional density, where appropriate, to allow for housing or mixed-use development along N. Greensboro St.” 400 North Greensboro is a property that is ideally located for greater density.

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

The property is situated at the northern end of a busy section of North Greensboro Street bracketed by larger buildings including The 203 Project to the South and Shelton Station to the North. 400 North Greensboro is a lot that is like a “missing tooth” in that area of greater density. At the same time, 400 North Greensboro is across the street from residential properties and at the northern edge of the area where Downtown Carrboro becomes decidedly more residential. Currently the site is occupied by a one-story, vacant single-family residence that is somewhat out of place amongst its larger neighbors. A multi-family building as allowed by the proposed B-1-G CZ zoning, could better match the massing of surrounding buildings and the use group with near neighbors.

A change of zone to B-1-G CZ would also fit with the Carrboro Connects Comprehensive Plan goal of promoting walkable, “15-minute neighborhoods”. The additional residents of a multi-family residential building at 400 North Greensboro would contribute to the vibrancy of Downtown Carrboro.

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

The change of zoning to B-1-G CZ, which would allow for more smaller units, bringing more residents per acre to the property, will increase foot traffic to surrounding businesses. And, given that most of the nearby buildings hold commercial enterprises, more potential visitors to the businesses in those buildings should increase the value of those buildings. This is consistent with the goals of the Carrboro Connects Comprehensive Plan, which states:

“identify areas along key corridors in which a range of housing and economic development strategies can result in high-quality redevelopment opportunities that are walkable, transit-accessible, and near amenities such as parks, community services, and businesses.”

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

The Carrboro Connects Comprehensive Plan states the intention to “Use (zoning) Ordinance to identify opportunities to strategically support higher density levels in appropriate locations, and incentivize strategies that yield a higher number of residential units of smaller sizes”. As noted above, 400 North Greensboro is adjacent to and near other multi-family residential properties, and is a clear opportunity where B-1-G CZ rezoning would allow development a “higher number of residential units of smaller sizes” in a key location in Downtown Carrboro. This project fits closely the description of the goals of both the CT district and the B-1-G, to have more density in an attractive, complementary building. The rezoning of this site will simply provide more residential density per the goals of the new Carrboro Connects Comprehensive Plan.