DEVELOPMENT SUMMARY

DEVELOPER:
CARRBORO RETAIL, LLC C/O ARGUS DEVELOPMENT GROUP, LLC

SITE AREA:
1) 35.4 ACRES TO BE REZONED B-4-CZ TO ACHIEVE PROPOSED DEVELOPMENT PLAN
2) 4.6 ACRES TO BE DEDICATED TO THE TOWN; NOT INCLUDED IN THE REZONING AND PROPOSED DEVELOPMENT PLAN

ZONING:
EXISTING: B-4 & R-10
PROPOSED: B-4-CZ

COMMERCIAL USES

ANCHOR: GROCERY STORE	± 64,260 SF
MEZZANINE	± 2,754 SF
MINORS: RETAIL / OFFICE / RESTAURANT	± 26,400 SF
OUTPARCELS: OFFICE / RETAIL / ENERGY CENTER	± 51,908 SF
TOTAL	**± 145,322 SF**

RESIDENTIAL USES

SENIOR LIVING	± 220 UNITS

COMMERCIAL PARKING

GROCERY / MAIN RETAIL AREA	± 370 SPACES
OUTPARCELS	± 202 SPACES

NOTES

1. THE USES ILLUSTRATED ON THE OUTPARCEL LOTS ARE SPECULATIVE IN NATURE AND THESE LOTS COULD BE DEVELOPED WITH OTHER USES PERMISSIBLE IN THE B-4-CZ ZONING DISTRICT.

2. THE USES REFERENCED ON BUILDINGS ON THE CONCEPT PLAN ARE SPECULATIVE AND FOR ILLUSTRATIVE PURPOSES. SO LONG AS ORDINANCE REQUIREMENTS ARE MET FOR A USE, THE FOLLOWING USES ALLOWED AT THE TIME OF APPROVAL UNDER THE B-4 ZONING CLASSIFICATION IN THE TABLE OF PERMISSIBLE USES CONTAINED IN ARTICLE X OF CARRBORO'S LAND USE ORDINANCE ARE ALLOWED (USES INCLUDES ALL SUBCATEGORIES IF OVERALL LAND USE CATEGORY LISTED):

- 1.232 Two-Family Residences - Duplex -No bedroom limit
- 1.242 Two-Family Residences - No bedroom limit
- 1.322 Multi-Family Residences -No bedroom limit
- 1.332 Multi-Family Residences - Multi-Family Apartments - No bedroom limit
- 2.00 Sales and Rental of Goods, Merchandise and Equipment
- 3.00 Office, Clerical, Research and Services Not Primarily Related to Goods or Merchandise
- 5.320 Educational, Cultural, Religious, Philanthropic, Social, Fraternal Uses - Located within any permissible structure
- 6.121 Recreation, Amusement, Entertainment - Movie Theatres - Seating Capacity of not more than 300
- 8.000 Restaurants (including food delivery services), Bars, Night Clubs
- 9.000 Motor Vehicle-Related Sales and Service Operations
- 12.000 Services and Enterprises Related to Animals
- 16.200 Dry Cleaner, Laundromat - Without drive-in windows
- 19.000 Open Air Markets and Horticultural Sales
- 22.220 Day Care - Child Day Care Facility
- 22.300 Day Care - Senior Citizens Day Care, Class A
- 22.400 Day Care - Senior Citizens Day Care, Class B

USES ADDED AS PERMISSIBLE IN THE B-4 ZONING DISTRICT AFTER THE DATE OF APPROVAL MAY BE ALSO ALLOWED SO LONG AS ALL LUO STANDARDS CAN BE MET.

CLINE DESIGN

LLOYD FARM
CARRBORO, NORTH CAROLINA

09.21.2018

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ILLUSTRATIVE MASTER PLAN

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