

AN ORDINANCE AMENDING THE CARRBORO ZONING MAP TO REZONE  
APPROXIMATELY 0.37 ACRES OF PROPERTY KNOWN AS 400 NORTH  
GREENSBORO STREET FROM CT (CORPORATE TOWN) TO B-1G-CZ (GENERAL  
BUSINESS, CONDITIONAL)

\*\*Draft 03-22-2024\*\*

THE TOWN COUNCIL OF THE TOWN OF CARRBORO ORDAINS:

SECTION 1. The Official Zoning Map of the Town of Carrboro is hereby amended as follows:

That the property being described on Orange County Tax Maps as Chapel Hill Township, 400 North Greensboro Street (PIN 9778-87-6328) encompassing approximately 0.37 acres as shown on the accompanying map titled “Rezoning Exhibit CT to B-1G-CZ” is hereby rezoned from CT (Corporate Town) to B-1G-CZ (General Business, Conditional) subject to the following conditions:

1. The Concept Plan labeled “\_\_\_\_\_ – 400 North Greensboro Street Conditional Rezoning,” dated \_\_\_\_\_ is approved and incorporated herein to indicate all potential land uses, the general location of the building and parking areas, vehicular and bicycle-pedestrian access points, stormwater management features, areas of preserved trees and other landscaped areas. Other features and issues remain to be decided at the time a special use permit is requested for the development. Those features and issues include, but are not necessarily limited to, the location of EV charging stations, open space and recreation facilities, sidewalk facilities along North Greensboro Street, and all other elements necessary to determine compliance with the Land Use Ordinance.
2. The residential density of the project shall be capped at a maximum of seven (7) dwelling units, comprising of use classifications 1.331 (multi-family apartments with maximum 20% units with > 3 bedrooms/du) and 1.332 (multi-family apartments with no bedroom limits).
3. The project shall contain features that exceed the Town’s standards for at least three of the following provisions: water conservation, energy conservation, on-site energy production, provisions for affordable housing, alternate transportation, and provisions for public art/outdoor amenities and stormwater management that exceeds the Town’s standards.
4. The applicant shall provide a payment in lieu of providing 15% affordable housing units for the project.
5. The project shall include the components necessary for EV vehicle charging and E-bike charging; at least 50% of bicycle parking shall be covered.
6. The applicant will commit to never enclosing the rooftop pergola.
7. The applicant shall agree to dedicate additional right-of-way to Parker Street; consideration of the installation of a sidewalk along Parker Street shall be deferred to the special use permit process.

SECTION 2. This ordinance shall become effective upon adoption.

The foregoing ordinance having been submitted to a vote received the following vote and was duly adopted this \_\_\_\_ day of \_\_\_\_\_ 2024:

AYES:

NOTES:

ABSENT OR EXCUSED:

