

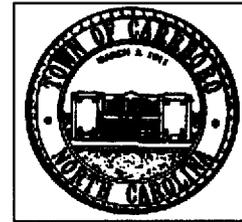
## **APPENDIX A – 2**

# **PETITION FOR CHANGE OF ZONING FORM**

CARRBORO DEVELOPMENT GUIDE  
APPENDIX A

# TOWN OF CARRBORO

## PETITION FOR CHANGE OF ZONING



PETITIONER:

DATE:

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

1. PETITIONER'S NAME John Dorward, Inter-faith Council for Social Service Executive Director

ADDRESS: 110 West Main Street, Carrboro, NC 27510

TELEPHONE #:(919) 929-6380 x 14

2. INTEREST IN PROPERTY(IES): Owner's representative

3. BROAD DESCRIPTION OF PROPERTY AREAS SOUGHT TO BE REZONED BY REFERENCE TO ADJOINING STREETS: Lot in question is zoned B-1-G on front 2/3 of lot (West Main St.). Rear of lot is zoned B2 (northern portion of lot facing West Weaver Street. Petition is to rezone entire lot to B-1-G-CZ.

4. DESCRIPTION OF INDIVIDUAL LOTS SOUGHT TO BE REZONED:

a. OWNER: Inter-faith Council for Social Service, Inc.

TAX MAP: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_ ACREAGE: .28 acres PARCEL: 9778862209

SUBDIVISION NAME: n/a FRONTAGE: 79.79' DEPTH: approx. 165'

EXISTING STRUCTURES AND USES:

Existing Douglas building on site is 12,960 s.f. that house IFC administrative offices, the IFC's food pantry services and some rental space.

b. OWNER: \_\_\_\_\_

TAX MAP: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_ ACREAGE: \_\_\_\_\_ PARCEL: \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ FRONTAGE: \_\_\_\_\_ DEPTH: \_\_\_\_\_

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**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	

**6. HAS THIS PROPERTY BEEN THE SUBJECT OF A ZONING CHANGE SINCE 1979? YES \_\_\_ NO X**  
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?**

Please see attached narrative for responses to Question 7.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Please see attached narrative for responses to Question 7.

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

Please see attached narrative for responses to Question 7.

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

Please see attached narrative for responses to Question 7.

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WHEREFORE, THE PETITIONER REQUESTS THAT THE OFFICIAL ZONING MAP BE AMENDED AS SET OUT ABOVE. THIS IS THE 20<sup>th</sup> DAY OF December, 20 16.

PETITIONER'S SIGNATURE: *J.P. Dowd*

**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.



**JIMSPENCERARCHITECTS.COM**

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February 28, 2017

**Petition for Change of Zoning  
Inter-Faith Council for Social Service FoodFirst Program new building  
110 West Main Street, Carrboro  
PIN#9778862209**

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?

Response:

*Among other uses, the existing B1-G zone allows office, food storage, food collection and distribution and educational uses. The applicant, Inter-Faith Council for Social Service, Inc. ("IFC") has employed those uses in its building at 110 West Main Street first as a renter and since 2003 as building owner. IFC wishes to continue its current uses and add its community kitchen to the services provided on site. Currently, that service is provided in a space leased from the Town of Chapel Hill s on the corner of Columbia Street and Rosemary Street.*

*A Social Services Provider with Dining Use was added to the Town of Carrboro's Land Use Ordinance by text amendment adopted in March of 2016. This use is defined as a facility that provides to the public, at little or no charge, various social services, which may include educational programs, counseling services, food pantry facilities, and other supportive services, and which includes dining. This use is allowed in the B-1G-CZ zone.*

*This potential use relates well to the existing character of the area. This downtown area is primarily commercial and features restaurants, bars, grocery stores and several social service providers. The uses contiguous to the site are*

commercial uses: an animal hospital, a social service advocacy group, a French restaurant, and a framing shop. Nearby neighbors include an automotive repair shop, a social service provider, and several other restaurants.

The area is characterized by a mix of commercial uses, and by a mix of building sizes and styles. When adopting the text amendment, the Carrboro Board of Aldermen found that the uses proposed are consistent with Carrboro's Vision 2020, including Sections 1.0 and 2.0. Vision 2020 specifically includes Human Services (Section 1.3 under Programming, Services, and Amenities) as an important part of Carrboro. FoodFirst will support needs in the community that are "above and beyond those met by the County" (Section 1.32) and for "its most vulnerable citizens...including those living on low-, middle-, or fixed incomes" (Section 1.35).

Section 2.4 of Vision 2020 discusses Carrboro's character and observes that "The Town should support the evolution of a downtown district that embodies Carrboro's character. The downtown district should have medium-rise buildings appropriately sited with adequate public access, and it should provide shopping opportunities that meet our citizens' everyday needs." The FoodFirst building will embody these goals. The three-story structure is larger than the existing building, but smaller than the five stories allowed by zoning. It will provide shopping and dining services for our citizens' everyday needs – particularly those most in need.

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

Response:

Continuation of IFC's long-term presence on this site ensures the provision of ongoing of critical food services in the downtown area for the residents of Carrboro and Orange County. This location provides easy transportation options on the J bus line, by pedestrian access, and along Main Street by car or bicycle. The proposed building design allows for shared service access for food deliveries and trash/recycling behind Provence Restaurant and El Centro. This new centralized service area will relieve pressure on Main Street and alleviate the existing back-out parking on Main Street.

The property is in an existing commercial district and has no adjacent residential use. Redevelopment of the site (vs. building on a green field or undeveloped site) meets Vision 2020's goals regarding development and downtown vitality (Sections 3.1 and 3.2). Specifically, this property increases commercial square footage, builds up, not out, and increases the density of commercial property.

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

Response:

*The rezoning allows construction of a new building to house IFC's FoodFirst program. Constructing a new building will increase the value of adjacent and nearby properties through investment in the area. Preliminary pricing places the constructed value of the building around \$4.5 million. The existing building on the site is old and not up to codes or accessibility standards. The new building will not only increase the value of the property; it will add aesthetic and ease of use value.*

*The new building will also meet the Town's goals of lower energy use, storm water control and other environmental protections.*

*Conversations with the neighbors to the north (Provence Restaurant and El Centro Hispano) for shared easements for parking, ingress/egress, and solid waste collection are underway for efficiency of use for all three properties.*

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

Response:

*The rezoning will allow a Social Service Provider with Dining Services use, a use that requires a larger building and efficient use of space. Because most of the primary uses are already on the site and allowed under existing zoning, the conditional rezoning allows the consolidation of IFC's food programs on one site, a more efficient and consumer-friendly solution to food needs for the population served by IFC.*

*The Town's long range planning and comprehensive plan documents target more density of commercial uses in the downtown zoning districts. Buildings and lots providing primary parking on site, ease of access for users, and non-repetitive uses contribute to the long-range goals of the Town. The rezoning meets these goals.*

*The rezoning allows the proposed building to face Main Street with a more civic (and taller) façade, and step down to a shorter façade facing the B2 zoning to the north.*

**Summary statement regarding consistency with Carrboro Vision 2020:**

*The Carrboro Board of Aldermen adopted a text amendment to allow social service providers with dining in March of 2016. The resolution states that the amendment "is consistent with Carrboro Vision 2020, particularly the following provisions relating to Carrboro's support of human services and inclusion of the interests of all citizens when making development decisions..."*

*Sections of Vision 2020 referenced are Section 1.0 – Programming, Services, and Amenities and 2.0 – Development. Under Section 1.3 Human Services, the resolution quotes "Carrboro citizens are vocal in their concern for each other. Our citizens also desire the security of knowing how their Town works, thereby facilitating our delivery of human services. Sections 1.32, 1.35, and 1.44 reference services that are "above and beyond those met by the County" and those which serve "the wellbeing of its most vulnerable citizens".*

*Vision 2020 Section 2.0 – Development, specifically section 2.11 regarding infill development is another provision referenced in support of the text amendment. It states that Town policies "should...mitigate the adverse impact of infill development, with particular consideration given to roads, sidewalks and aesthetic compatibility."*