

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 05-15-2024

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 Drawing Set,” 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, including a combination 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. Construction of the building shall allow for future conversion to commercial use on the entire ground floor.
4. Seven non-residential uses shall be allowed in the development subject to compliance with Town standards. These include use classifications: 2.120 (retail, low volume traffic generation); 3.110 (office, clerical, research and services, all operations conducted entirely within fully enclosed building: operations designed to attract and serve customers or clients on the premises, such as the offices of attorneys, physicians, other professionals, insurance and stock brokers, travel agents, government office buildings, etc.); 3.120 (office, operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use), 3.220 (office, operations conducted within or outside fully enclosed building, operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use); 8.100 (restaurant, bars and night clubs); 8.200 (restaurant with outside service or consumption); and 8.900 (neighborhood cafes) if available in the B-1G zoning district at the time such use is proposed to be added to the building.
5. The project shall contain at least three of the following features: water conservation, energy conservation, on-site energy production, provisions for affordable housing, alternative transportation, and provisions for public art/outdoor amenities and stormwater management

that exceeds the Town’s standards. The project will detain the post-development runoff to the pre-development runoff levels for the 25-year storm.

6. The applicant is offering to make a payment to the Town’s Affordable Housing Fund for the cost of one unit at the time when the special use permit is approved.
7. The project shall include the components necessary for EV vehicle charging and E-bike charging, final locations to be determined as part of the special use permit.
8. The rooftop pergola will never be enclosed.
9. *The applicant shall show and dedicate on the special use permit plans, right of way sufficient to provide their respective share of the future paved Parker Street, to include 20 feet of pavement, curb and gutter, and a sidewalk within the right of way.*

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:

