

STAFF REPORT

TO: Town Council

DATE: May 24th, 2022

PROJECT: Utilize existing building for ArtsCenter at 400 Roberson Street.

OWNERS: The ArtsCenter
PO Box 1622
Carrboro, NC 27510

APPLICANTS: Coulter Jewel Thames PA
111 West Main Street
Durham, NC 27701

PURPOSE: To acquire a Special Use Permit-A for Use# 5.320 for ArtsCenter to utilize existing building and infrastructure.

EXISTING ZONING: B-1(g), and DNP overlay.

PIN: 9778-95-2758

LOCATION: 400 Roberson Street

TRACT SIZE: 2.03 acres (84,426 square feet)

EXISTING LAND USE: 400 Roberson Street- existing building is vacant at the present time.

PROPOSED LAND USE: arts center- use# 5.320

SURROUNDING LAND USES: North: B-1(c)- parking lot
South: R3- townhouses
West: Roberson Street Right of Way
East: R-7.5- town cemetery

ANALYSIS

Background

Background

CJT PA (applicants) have submitted an application for a Special Use Permit-A (SUP-A) to allow for ArtsCenter to utilize the existing building and infrastructure at 400 Roberson Street.

The property included in the request is currently zoned B-1(g) with the Downtown Neighborhood Protection (DNP) overlay district. The property is identified as Orange County parcel identification numbers 9778-95-2758.

ArtsCenter intends to utilize the existing one story building that is 17,143sf in size. Additionally, the existing parking will be utilized as is. There are eighty-six (86) parking spaces associated with this property.

Traffic, Parking, Sidewalk and Bike Parking

Traffic

VHB provided a Trip Generation Memorandum and the following information is a summary of this study- the Trip Generation Memorandum indicates that the site is expected to generate approximately 162 daily site trips. Please defer to the Trip Generation Memorandum for complete information- Attachment C.

The two existing entrances/exits for each of the parking lots at the southern portion of the property will remain as is.

Parking

The applicant will utilize the existing parking lots and the eighty-six (86) parking spaces- broken down as follows:

- Eighty-two (82) regular spaces
- Four (4) handicap spaces

The parking requirements per Section 15-291 of the LUO for use# 5.320 requires one (1) space per 300 gross square feet of space- this would require fifty-eight (58) parking spaces.

Sidewalk

The applicant intends to retain the existing five (5) foot wide sidewalks along Sweet Bay Place and Roberson Street. They are requesting a continuation of this non-conformity and have provided written justification- Attachment D.

A new six (6) foot wide sidewalk will be constructed on the northeast portion of the lot that will connect to the existing bike path. Additionally, a new six (6) foot wide sidewalk will be added in the northwestern portion of the lot that will connect to the existing sidewalk on Roberson Street.

Bike Parking

Section 15-291 of the Land Use Ordinance regulates the necessary bike parking- this particular use does not require a set number of bike parking spaces (that being either covered or uncovered).

The applicant will be utilizing two (2) existing bike racks on the property. One rack will be moved beneath the canopy on the front portion of the building and the second rack will be moved beneath the canopy in the southeastern corner of the building.

CONCLUSION – The project does not meet the ten (10) foot sidewalk requirements but the applicant is requesting a continuation of this non-conformity. Town council should determine if they support the continuation of this non-conformity.

All other requirements meet the Land Use Ordinance pertaining to traffic, parking, and bike parking.

Tree Protection, Screening, Shading and Tree Canopy

Tree Protection

Section 15-316 of the Land Use Ordinance states that every development shall retain all existing trees eighteen (18) inches in diameter or more unless such trees would unreasonably burden the development.

The applicant has stated that no trees will be removed for this project- Attachment E.

Screening

This project requires a Type C along Roberson Street and a Type B screen along the southern property line (adjacent to townhomes). The applicant intends to meet the screening requirement as seen below:

- Southern Side- utilize existing trees and shrubs along this property line.
- Roberson Street Right of Way- utilize existing trees and the installation of new landscaping (magnolias etc.) along this street frontage.

Shading of Parking Lots

Section 15-318 of the LUO requires that 35% of all vehicle accommodation areas be shaded with trees. This requirement is being met by six (6) existing trees within the parking lot.

Tree Canopy

Section 15-319 of the LUO requires a 15 percent tree canopy for this development- the applicant will be exceeding this requirement and will be providing 20 percent tree canopy for this lot.

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to tree protection, screening, shading of the parking lot and tree canopy.

Stormwater (Impervious Surface) and Grading

Stormwater (Impervious Surface)

Section 15-263(a)(8) of the LUO states that disturbance of less than .5 acres for a commercial project is exempt from stormwater measurements.

Minimal impervious surface will be added to this project (ie. sidewalk additions).

Grading

No grading will take place with this project.

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to Drainage and Grading.

Utilities, Lighting and Refuse Collection

Utilities

All existing utilities will be utilized.

Lighting

The applicant is working with Duke Power at the present time in order to bring the lighting into compliance of the Land Use Ordinance.

Town staff has drafted a recommendation in order for the proposed lighting to be reviewed/verified by zoning staff to be in compliance of the Land Use Ordinance prior to the Construction Plans being approved.

Refuse Collection

A new refuse dumpster and recycling bins will be located along the northern portion of the parking lot off Roberson Street. This refuse center will be screened with a seven (7) foot fence.

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to utilities and refuse collection.

Town staff has drafted a recommendation related to the proposed lighting to be reviewed/verified to be in compliance of the Land Use Ordinance prior to the Construction Plans being approved.

Miscellaneous

Building Architecture

The existing building will be utilized and will 17,143 square feet in size. Some exterior upfits will occur on the existing building- see Attachment B for color renditions of building upfits.

Joint Review Meeting

ArtsCenter project was presented to advisory boards at the May 5th, 2022 meeting.

Neighborhood Information Meeting

The applicant held a Neighborhood Information meeting on April 19th, 2022- Attachment F.

Those property owners/renters within 1000 feet of the subject properties were invited to the virtual meeting.

STAFF RECOMMENDATIONS:

Town staff recommends that the Town Council review/deliberate the Special Use-A permit, receive public comment and determine whether to issue the Special Use-A permit for ArtsCenter at 400 Roberson Street.

Town staff will bring conditions of the SUP-A permit to Town Council at a subsequent meeting.

The SUP-A worksheet is Attachment G and below are staff recommended conditions:

1. That the Town Council finds that the existing five (5) foot wide sidewalks along Sweet Bay Place and Roberson Street are sufficient to serve the ArtsCenter project. This finding is based on the written justification from the applicant to continue this non-conformity.
2. That the lighting within the parking lots be reviewed/approved by zoning staff to be in compliance of the requirements of Section 15-242.5 General Standards of the Land Use Ordinance prior to approval of the Construction Plans for the ArtsCenter.