

TOWN OF CARRBORO



LAND USE ORDINANCE AMENDMENT REQUEST

"Dear Potential Business Operator:

Please be advised that it may be necessary to meet with several members of Town staff as well as outside agencies to identify and fully understand all rules, regulations, and policies applicable to your business. Please refer to the 'Checklist for Opening a Business in Carrboro.'

To the Town Council, the Planning Board, and the Appearance Commission, as appropriate, of the Town of Carrboro:

I (we), the undersigned do hereby respectfully make application and petition the Carrboro Town Council to amend the Land Use Ordinance. In support of this application, the following facts are shown:

- 1) The Land Use Ordinance, at present, would allow (description/quote, page and number of section in question):**

Per Land Use Ordinance Article X, page TPU-1 Use Group 1.000 Residential is not allowed in the M-1-CZ zoning district. Therefore, in accordance with LUO Section 15-141.4(c)(2), Use Group 1.000 Residential is not allowed in the M-3-CZ zoning district, as the uses allowed in M-3-CZ are the same as those allowed in M-1-CZ, except that use 3.230 is allowed in M-3-CZ in addition.

- 2) The proposed amendment to the Land Use Ordinance would allow (describe briefly intended change):**

Proposed amendment would add the following residential uses as allowable uses in the M-1-CZ zoning district, and therefore also in the M-3-CZ district:

1.310 Multi-Family Conversion
 1.321 Multi-Family Townhomes, Max 20% Units > 3 bedrooms/du
 1.322 Multi-Family Townhomes, no bedroom limit
 1.331 Multi-Family Apartments, Max 20% Units > 3 bedrooms/du
 1.332 Multi-Family Apartments, no bedroom limit
 1.350 Triplex

- 3) State the reasons for the proposed amendment:**

This amendment is proposed in order to add greater flexibility, thus promoting mixed-use and live/work/play. COVID-19 heavily impacted the retail and food service industries and including these residential uses as options in this zoning district will help ensure the Town remains vibrant and that the high demand for well-designed housing can be met.

SIGNATURE:


 applicant

Mark E. Moshier, Legacy Real Property Group
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ADDRESS:

100 Timberhill Place, Suite 129
 Chapel Hill, NC 27514

TELEPHONE NUMBER:

(919) 932-2600

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- 1) The Land Use Ordinance, at present, would allow (description/quote, page and number of section in question):**

Per Land Use Ordinance Section 15-204(a), the Downtown Livability Area and Urban Amenities Provisions apply to areas zoned B-1(G), B1(c), B-2, or CT.

- 2) The proposed amendment to the Land Use Ordinance would allow (describe briefly intended change):**

Proposed amendment would add the M-1 zoning district to the list of the zoning districts where the Downtown Livability Area and Urban Amenities Provisions apply.

- 3) State the reasons for the proposed amendment:**

A separate proposal has been submitted to allow limited residential development in the M1 zoning district and this request would go hand-in-hand with that request. Properties in the M1 zoning district are typically developed to a higher degree of intensity and often do not contain enough open space to meet the standards of Sections 15-196 thru 15-198 should residential development be pursued on those properties. The Downtown Livability Area and Urban Amenities Provisions would allow residential projects in the M-1 district to create unique and enjoyable outdoor spaces within the limited room that is available for open space and recreational amenities.

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- 1) The Land Use Ordinance, at present, would allow (description/quote, page and number of section in question):**

Per Land Use Ordinance Section 15-185(a)(2), the maximum building height in the M-1 zoning district is three stories.

- 2) The proposed amendment to the Land Use Ordinance would allow (describe briefly intended change):**

Proposed amendment would increase the maximum building height in the M-1 zoning district to four stories.

- 3) State the reasons for the proposed amendment:**

Major construction cost increases and reduced land availability have made it significantly more difficult to complete quality development projects. Increasing the maximum building height slightly will allow for increased density, which will help reduce costs and provide some additional flexibility.

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