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August 21, 2009

Town of Carrboro

Minor Modification to CUP
Carolina Car Wash

Non-Conformities Justification Letter

- Screening and Shading - The LUO requires Type A screening between a 9.000 use and the 6.100 use to the west. Type C screening is required along the east and south (adjacent uses are the streets). The building, originally a car dealership, was laid out prior to current land use ordinances requiring screening or shading. The existing use requires almost the entire lot for the car wash drives; there is simply no room for screening or shading. Along Brewer Lane where there are non 9.000 uses, there is no room for screening between building, sidewalk and right of way. See Site Plan for current shading provided.

- 10' sidewalk – a 10' sidewalk can not be accommodated along Brewer Lane due to the proximity of the building to the right of way. Along W. Main St., there is, in effect, a 10' sidewalk.

- LUO 15-178 Architectural Standards in BI-G – There is no mistaking the car wash entry nor the entries to the spaces along Brewer Lane. Currently some of the spaces along Brewer Lane are for lease – prospective tenants may wish to alter the exterior by installing awnings, or possibly by opening up or repairing some of the existing openings that have been closed up. These changes would make the Brewer Lane elevation more in line with the provision of this ordinance requiring primary entrances be clearly articulated toward the right of way as well as increase the amount of glazing along the right of way. As it is, the long elevation along Brewer Lane is broken up by different sizes of openings and entrances. The small amount of parking is impossible to screen, though the car wash waiting drive is well-screened.

November 4, 2009

Town of Carrboro

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Carolina Car Wash

Transportation Impact Statement

Projected traffic volume increase on Brewer Lane for the proposed uses is problematic to estimate. One standard means of estimating, provided by the Town of Carrboro, posits 479 trips a day for a “quality restaurant”. Another standard provided by the town puts the number around 185 trips a day. Both are standardized, and there is little context given for the numbers. Further, the square footage used to compute these estimates assumes full occupancy of the heavy-traffic generating use. One of the sources puts the evening peak trips at 47, and 74 trips at PM peak for a “drinking place”. None of these numbers includes any reduction for pedestrian/transit/bicycle traffic to the site. If we take into consideration the close proximity of bus stops, the Libba Cotton Bike Trail and the general walkability of the area, it seems likely the number of trips would drop. Using a 15% for that reduction puts the evening peaks at 40 trips for a “quality restaurant” and 63 for a “drinking place.”

The most recent trip count estimated 400 trips a day on Brewer Lane. Though the additional trips for the proposed use appear initially as a significant increase, this projected estimate is based on complete occupancy with the permitted use (8,000) that would generate the maximum number of trips. In short, it is the projected maximum increase. It is also worth noting that 25% of the on-site spaces are accessed from E. Main St. and the remaining spaces, accessed from Brewer Lane, are no more than 260' from the intersection of Brewer Lane and E. Main St. Parking at the town lot on Rosemary St. and tenant staff parking on Merritt Mill contribute no trips to the Brewer Lane count.

Town of Carrboro – 11/4/09

**Minor Modification to CUP
Carolina Car Wash
414 E. Main / 100A Brewer Lane / 100 B Brewer Lane**

Parking Justification Letter

Parking per Existing C.U.P.:

13 on site/ 4 for Go

18 satellite spaces.

In this minor modification application we are proposing adding uses to those that are currently permitted. The new uses include retail and offices (see application for full list of uses), as well as expansion of the 8,000 uses (restaurant). The application drawing indicates worst case/best case parking scenarios. We are proposing eliminating two on-site spaces from the existing permitted number in order to improve the dumpster facility as well as to add an enclosed patio at the rear of the building along Brewer Lane. There will be an accessible space at the site. As is related in the transportation impact statement, a considerable amount of the traffic to the site is likely to be pedestrian.

Proposed Parking:

The Car Wash requires nine spaces.

The most demanding of the proposed uses is for restaurant use, which would be 1 space for every 100 s.f. gross, plus outdoor seating, which is one space for every 4 outdoor seats: these total 63 spaces. In this modification we are proposing 11 on-site spaces, nine of which are for the Car Wash use until 6pm. Mr. Tucker, the property owner, is currently working with NCDOT for the lease of spaces across the street on the property owned by NCDOT. If the lease is executed, this will allow 14 spaces for tenants not including the 9 spaces dedicated to the car wash during the day, and 23 spaces available after 5pm. In addition to these spaces, Mr. Tucker has a satellite parking arrangement with Aventine Cabinet Shop and Al's Garage for an additional 18 spaces directly across Brewer Lane after 6pm. With these spaces, there are 41 spaces available after 6pm. Mr. Tucker also has additional spaces on Merritt Mill Road. Mr. Tucker's lease with a restaurant tenant will require the staff to park at this location. The address

of that property is 109 Merritt Mill Rd. There are 14 spaces at that lot, located in Chapel Hill, and it is approximately 400' from the subject lot.

Summary

Day Time Parking (before 6pm.) -

9 spaces for Car Wash – this does not include area for waiting cars

2 spaces on site for other tenants

12 spaces across the street for other tenants upon execution of lease w/ DOT

23 spaces total in the day, plus

21 Town of Carrboro lot on Rosemary St.

8 spaces in Chapel Hill, on Merritt Mill for tenant staff

Evening Parking (after 6pm.)

11 spaces on site

30 spaces across Brewer Lane

41 spaces in the evening, plus

21 Town of Carrboro lot on Rosemary St

14 spaces in Chapel Hill, on Merritt Mill for tenant staff – eight available in the day