

IFC FoodFirst Program

Proposed List of Conditions – Petition for Change of Zoning to B-1(G)-CZ:

1. The Rezoning Exhibit labeled “CZ Application Drawings for IFC FoodFirst,” dated December 21, 2016 and revised April 13, 2017 is approved and incorporated herein to indicate potential land uses, the general location and size of buildings and parking areas, vehicular and bicycle-pedestrian access points, general circulation patterns, storm water management features, setbacks, preserved trees and other landscaped areas.
2. The landscaping and additional planting plan, shown on Sheet L1000 shall provide alternate compliance with Town of Carrboro tree canopy requirement by planting up to three street trees just south of the site in the public right-of-way. This plan will also include a potted plant garden space on the street side of the upper level as well as other ground and building façade plantings.
3. Alternate compliance with the Town of Carrboro Downtown Architectural Standards at Town of Carrboro Land Use Ordinance Section 15-178, shown in illustrative form in the rezoning exhibit, shall be provided as follows: The provisions of Section (1) requiring a primary entrance to be oriented toward the right-of-way and articulated either by a recess or by a detachable awning shall be waived so that the primary entry is within a covered courtyard to allow clients to gather off the public right-of-way. The provision of Section (2) requiring glazing percentages of street facing facades of 40% (overall) and 60% (ground floor) will be reduced to allow 38% total glazing and 29% ground level glazing. Final approval during the zoning permit approval process, shall be reviewed by the Appearance Commission.
4. Recordable easements shall be obtained and copies provided to Town of Carrboro, as part of the zoning permit approval process, for access to Weaver Street or other design features which require easements over the property of others.
5. So long as not inconsistent with the property owner's needs, parking areas will not be blocked from public use during hours the building and parking areas are not otherwise in use by property owner.
6. Because of adjacencies to shared parking at the rear (north) property lines and vehicular movement and parking areas at the east and west

lines, the rezoning exhibit includes a lighting plan, on Sheet A3.0 for the courtyard area that will minimize light pollution to adjacent properties and balance safety and security with minimized light spill onto adjacent properties; the lighting plan shall supersede the requirements of the Town of Carrboro Land Use Ordinance Section 15-242.5.

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