Conditional Rezoning Application for Hutchins/Jones tract.

Parker Louis, LLC is submitting a petition for change of zoning for the Hutchins/Jones tracts (4.784 acres combined) located off of Homestead Road bordering the Claremont South neighborhood.

The current zoning (R-15) would allow 12 single family homes. We feel a better use of the land would be to change the zoning to R-10-CZ to allow for a more dense subdivision. With the increased density, lot sizes would be reduced and the end product would be homes in the 1100-2000 square foot range. This product has done very well in Claremont South and is rarely available as a new home in Carrboro.

Please find the formal petition for change of zoning included in this packet of material.

Currently we are not proposing any conditions other than the standard condition to link the rezoning to the subsequent Conditional Use Permit. We are happy to consider other conditions as this project moves through the approval process. As shown on the attached (Rezoning Exhibit R-15 to R-10-CZ), we are developing the site as a small lot and size limited (25%) neighborhood.

Please find a site plan attached (Rezoning Exhibit R-15 to R-10-CZ).

APPENDIX A – 2

PETITION FOR CHANGE OF ZONING FORM

CARRBORO DEVELOPMENT GUIDE
APPENDIX A

TOWN OF CARRBORO

PETITION FOR CHANGE OF ZONING

PETITIONER: Parker Louis, LLC

DATE:

The Petitioner named above respectfully requests the Board of Aldermen of the Town of Carrboro to rezone the below-described property from R-15 to R-10CZ zoning classification. The Petitioner furthermore submits the following information in support of this petition.

1. PETITIONER'S NAME Parker Louis LLC
   ADDRESS: 301 Montclair Way, Chapel Hill, NC 27516
   TELEPHONE #: (919) 422-6477

2. INTEREST IN PROPERTY (IES): owner

3. BROAD DESCRIPTION OF PROPERTY AREAS SOUGHT TO BE REZONED BY REFERENCE TO ADJOINING STREETS: 905 & 921 Homestead Rd, directly to the west of Claremont South Phase 5 and Bellamy Lane

4. DESCRIPTION OF INDIVIDUAL LOTS SOUGHT TO BE REZONED:

   a. OWNER: Parker Louis LLC
   TAX MAP: ____ BLOCK: ____ LOT: ____ ACREAGE: 3.054 PARCEL: 9779-27-6322
   SUBDIVISION NAME: N/A FRONTAGE: ____ DEPTH: ____
   EXISTING STRUCTURES AND USES: single family home

   b. OWNER: Parker Louis, LLC
   TAX MAP: ____ BLOCK: ____ LOT: ____ ACREAGE: 1.730 PARCEL: 9779-27-8209
   SUBDIVISION NAME: N/A FRONTAGE: ____ DEPTH: -

EXISTING STRUCTURES AND USES: Vacant lot

c. OWNER: _____

TAX MAP: _____ BLOCK: _____ LOT: _____ ACREAGE: _____ PARCEL: _____

SUBDIVISION NAME: _____ FRONTAGE: _____ DEPTH: _____

EXISTING STRUCTURES AND USES: _____

d. OWNER: _____

TAX MAP: _____ BLOCK: _____ LOT: _____ ACREAGE: _____ PARCEL: _____

SUBDIVISION NAME: _____ FRONTAGE: _____ DEPTH: _____

EXISTING STRUCTURES AND USES: _____

5. NAMES AND ADDRESSES OF ALL PERSONS WHOSE PROPERTY OR ANY PART THEREOF IS WITHIN 1000 FEET IN ANY DIRECTION OF THE PROPERTY SOUGHT TO BE REZONED.

NAME	ADDRESS

6. HAS THIS PROPERTY BEEN THE SUBJECT OF A ZONING CHANGE SINCE 1979? YES ___ NO ✓
IF "YES", WHEN? _____

7. PLEASE SET OUT AND EXPLAIN THOSE CIRCUMSTANCES PERTINENT TO THE PROPERTY AND THE MANNER IT RELATES TO THE TOWN THAT DEMONSTRATE THAT THE PROPOSED ZONING DISTRICT CLASSIFICATION IS CONSISTENT WITH THE TOWN'S COMPREHENSIVE PLAN. MORE SPECIFICALLY:

(a) How do the potential uses in the new district classification relate to the existing character of the area?

See attached

(b) In what way is the property proposed for rezoning peculiarly/particularly suited for the potential uses of the new district?

see attached

(c) How will the proposed rezoning affect the value of nearby buildings?

see attached

(d) In what way does the rezoning encourage the most appropriate use of the land in the planning jurisdiction?

See attached

WHEREFORE, THE PETITIONER REQUESTS THAT THE OFFICIAL ZONING MAP BE AMENDED AS SET OUT ABOVE. THIS IS THE 15th DAY OF September, 2017.

PETITIONER'S SIGNATURE: _____

PLEASE NOTE

For all the persons identified under "5", please attach addressed envelopes with the correct postage. Oversight of this requirement could delay processing your rezoning request.

Petition for Change of Zoning from R-15 to R-10-CZ

7(a) The existing character of the area is predominantly a mix of newer neighborhoods (Claremont, Claremont South, Winmore) and existing neighborhoods mostly developed in the 1990's. The subject properties (totaling 4.784 acres) borders Claremont South (R-10 B-3 PUD) and more specifically, the 23 size limited homes in Claremont South. The requested rezoning change will allow us to continue to develop smaller lots, which will breed smaller, more affordable homes. It also speaks directly to Carrboro Vision 2020, Development section 2.52, to "require the construction of a diverse housing stock."

(b) Under current zoning laws (R-15), the property would produce 12 single family lots. It is better suited for a denser subdivision in the R-10-CZ classification. The tremendous success of the smaller homes in the adjoining Claremont South neighborhood has strengthened our belief that the market for homes in the 1100-2000 square foot range in Carrboro is a product that has demand.

(c) The proposed rezoning will have a positive impact on the value of nearby buildings. Connectivity to Wexford should be a seamless event and buyers/sellers in the area will continue to have a choice of product. The coexistence of smaller and larger homes in Claremont South has shown that a mix of product (with careful aesthetic approval) can thrive.

(d) The most appropriate use of this property is to rezone it to increase density. If not, it will be developed with less affordability for the end user. The town of Carrboro has consistently stated a desire to increase density in this area and this rezoning will accomplish that. Moreover, it provides a product that appeals to more homeowners based on affordability alone and coincides with the Town's vision.