

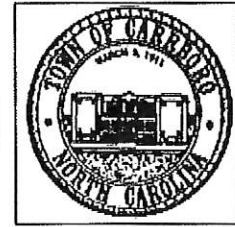
APPENDIX A – 2

PETITION FOR CHANGE OF ZONING FORM

CARRBORO DEVELOPMENT GUIDE
APPENDIX A

TOWN OF CARRBORO

PETITION FOR CHANGE OF ZONING



PETITIONER:

ARGUS DEVELOPMENT GROUP, LLC
13000 S. TRYON STREET, SUITE F-203
CHARLOTTE, NC 28278

DATE:

The Petitioner named above respectfully requests the Board of Aldermen of the Town of Carrboro to rezone the below-described property from R-10-B-4 to B-4-CZ zoning classification. The Petitioner furthermore submits the following information in support of this petition.

1. PETITIONER'S NAME TED BARNES FOR ARGUS DEVELOPMENT GROUP, LLC
 ADDRESS: 13000 S. TRYON STREET, SUITE F-203, CHARLOTTE, NC 28278
 TELEPHONE #:() (704) 376-9848
2. INTEREST IN PROPERTY(IES):
CONTRACT PURCHASER
3. BROAD DESCRIPTION OF PROPERTY AREAS SOUGHT TO BE REZONED BY REFERENCE TO ADJOINING STREETS:
NE CORNER OF OLD FAYETTEVILLE ROAD AND NC HWY 54
4. DESCRIPTION OF INDIVIDUAL LOTS SOUGHT TO BE REZONED:
 - (a) OWNER: SHELTON GENE LLOYD & BRODY L. LLOYD
 TAX MAP: _____ BLOCK: _____ LOT: _____ ACREAGE 10.21 AC. PARCEL: 9778097922
 SUBDIVISION NAME: R S LLOYD FRONTAGE: _____ DEPTH: _____
 EXISTING STRUCTURES AND USES:
CABIN AND OUTBUILDINGS
 - (b) OWNER: ESTATE OF LLOYD ROY S
 TAX MAP: _____ BLOCK: _____ LOT: _____ ACREAGE 25.22 AC PARCEL: 9778196618
 SUBDIVISION NAME: R S LLOYD FRONTAGE: _____ DEPTH: _____

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EXISTING STRUCTURES AND USES:

NONE

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
(SEE ATTACHMENT A)	

6. HAS THIS PROPERTY BEEN THE SUBJECT OF A ZONING CHANGE SINCE 1979? YES ___ NO X
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 ATTACHMENT B)

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

(SEE ATTACHMENT B)

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

(SEE ATTACHMENT B)

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

(SEE ATTACHMENT B)

WHEREFORE, THE PETITIONER REQUESTS THAT THE OFFICIAL ZONING MAP BE AMENDED AS SET OUT ABOVE. THIS IS THE 1 DAY OF March, 2018.

PETITIONER'S SIGNATURE

Ted Barnes

TED BARNES FOR ARGUS DEVELOPMENT GROUP, LLC

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.

Owner Signature Addendum

Lloyd Farm Conditional Rezoning Application

Shelton Gene Lloyd

Shelton Gene Lloyd, Co-Executor of the
Estate of Roy Shelton Lloyd

3/20/18

Date

Brody Lemuel Lloyd

Brody Lemuel Lloyd, Co-Executor of the
Estate of Roy Shelton Lloyd

MAR 20th 2018

Date

Shelton Gene Lloyd

Shelton Gene Lloyd

3/20/18

Date

Brody Lemuel Lloyd

Brody Lemuel Lloyd

MAR 20th 2018

Date

Attachment B

PETITION FOR CHANGE OF ZONING

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?

Lloyd Farm is most visible to the community from its NC Highway 54 frontage. And from that vantage point, the proposed non-residential uses within the eastern portion of the frontage are consistent with the existing retail development on the south side of NC Highway 54 and elsewhere along the highway corridor.

While the economic function of the retail component of Lloyd Farm is similar in nature and scale to neighboring retail, its form is more compact and walkable and its building and landscape design more aesthetically pleasing, including preservation of environmental features and large stands of hardwoods. In addition, although similar in scale to the retail buildings south of the highway corridor, Lloyd Farm proposes a portion of its non-residential development program as low-rise offices and/or offices over retail in a vertically-mixed building.

Lloyd Farm also provides on-site multi-family housing in the form of senior-living apartments and duplexes with ADA-accessible pedestrian-friendly connections provided to food and other essential urban services. The juxtaposition of residential use with Lloyd Farm's non-residential uses is consistent with the development pattern on the south side of NC Highway 54 where an apartment community adjoins a retail center. However, provision of residential uses on-site allows more proximate and coordinated access.

The character of the existing single-family neighborhoods to the north and east of Lloyd Farm is preserved by the establishment of building setbacks 200'+ to 400'+ deep in dimension from exterior property lines, the preservation of substantial stands of mature hardwood trees along the northern and eastern edges of Lloyd Farm, and the dedication of the northeastern portion of the property assemblage to the Town for civic use.

Retention of the existing vegetative edge along Old Fayetteville Road, supplemented as necessary by additional evergreen landscape material, maintains and enhances the current evergreen edge along the property's Old Fayetteville Road frontage.

In particular, preservation of the mature homestead tree stands that comprised the front and rear yard areas of the former Lloyd house location, along with preservation of much of the surrounding southeast corner of the property along the western portion of the Highway NC 54 frontage for gathering and event space, preserves a visual Carrboro entry feature and landmark for those arriving from the west.

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

This assemblage of properties was identified in the Town's 2006 "Creating Carrboro's Economic Future" report as an opportunity site on the NC Highway 54 corridor for non-residential development:

"The greatest asset of this corridor is that it has the only commercial area in Carrboro with direct access to a four-lane road (the Highway 54 Bypass), which makes it attractive to retailers. There is one available parcel next to the US Post Office large enough (25 acres) to sustain a significant new retail presence."

A portion (16.6 acres) of this property is already zoned B-4 (Outlying Concentrated Business). The net result of the proposed conditional rezoning (B-4-CZ), once the open space area is deducted, is the approximate amount of developable acreage that was anticipated within that report.

Furthermore, the property is well-served by public transit, with three current bus routes having bus stops located within walking distance and with a bus stop pullover area provided along the central access street directly between Lloyd Farm's non-residential and residential areas for future on-site bus service connections.

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

The conditional rezoning process provides a means by which specific conditions and plans can be attached to the property's zoning to address identified concerns. The application proposes substantial building setbacks and preserved hardwood stands, with additional evergreen landscaping installed as necessary, to buffer property owners to the north and east of the property and to maintain important elements of their viewshed.

No vehicular connections are proposed to the adjoining neighborhood streets. Instead, paved greenway connections to Lloyd Farm are provided mid-block to the north and mid-block to the east for neighborhood bicycle and pedestrian access and circulation throughout the site.

The introduction of public space and the provision of food and other essential urban services enhances the livability of this area of Carrboro. The value of nearby properties is preserved and enhanced by the provision of convenient and direct access to urban services and amenities within easy walk/bike distance, which is a desirable feature for residential neighborhoods to have as an active-living-by-design option.

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

Conditional rezoning of the property in the manner proposed fulfills the Town's goal of encouraging non-residential development within designated areas and furthers the goal of creating a diversity of housing by providing senior-living housing proximate to the urban services and amenities provided by Lloyd Farm's non-residential components.

The NC Highway 54 corridor from Jones Ferry Road to Fayetteville Road is designated as being suitable for retail development, particularly because of the access provided to Orange County residents by the divided-median highway corridor. All three of the Town's existing B-4 zoning districts are located along this highway corridor.

This proposed conditional rezoning to B-4-CZ adjusts one of those three existing B-4 zoning districts to be similar in net developable acres to that of neighboring commercial property. However, by use of compact design, shared parking, and vertical construction, the similarly-sized non-residential program includes office uses along with retail uses and also adds senior-living housing within approximately the same total amount of developable acreage as the existing traditional non-residential development on the south side of NC Highway 54.