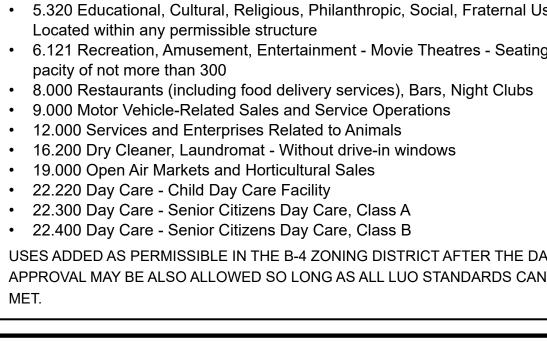


CLIN DESIGN



LATIVE AND FOR ILLUSTRATIVE PURPOSES. SO LONG AS ORDINANCE REQUIREMENTS ARE MET FOR A USE, THE FOLLOWING USES ALLOWED AT THE TIME OF APPROVAL UNDER THE B-4 ZONING CLASSIFICATION IN THE TABLE OF PERMISSIBLE USES CONTAINED IN ARTICLE X OF CARRBORO'S LAND USE ORDINANCE ARE ALLOWED (USES INCLUDES ALL SUBCATEGORIES IF OVERALL LAND USE CATEGORY LISTED): • 1.232 Two-Family Residences - Duplex -No bedroom limit

NATURE AND THESE LOTS COULD BE DEVELOPED WITH OTHER USES

• 1.242 Two-Family Residences - No bedroom limit

PERMISSIBLE IN THE B-4-CZ ZONING DISTRICT.

DEVELOPMENT SUMMARY

DEVELOPMENT PLAN

EXISTING: B-4 & R-10

PROPOSED: B-4-CZ

COMMERCIAL USES

RESIDENTIAL USES

COMMERCIAL PARKING

GROCERY / MAIN RETAIL AREA

SENIOR LIVING

OUTPARCELS

<u>NOTES</u>

ANCHOR: GROCERY STORE

MEZZANINE

MINORS: RETAIL / OFFICE / RESTAURANT

OUTPARCELS: OFFICE / RETAIL / ENERGY CENTER

CARRBORO RETAIL, LLC C/O ARGUS DEVELOPMENT GROUP, LLC

1) 35.4 ACRES TO BE REZONED B-4-CZ TO ACHIEVE PROPOSED

± 64,260 SF ± 2,754 SF

± 26,400 SF

<u>± 51,908 SF</u>

± 220 UNITS

± 145,322 SF

REZONING AND PROPOSED DEVELOPMENT PLAN

DEVELOPER:

<u>SITE AREA:</u>

<u>ZONING:</u>

TOTAL

- 1.322 Multi-Family Residences -No bedroom limit
- 1.332 Multi-Family Residences Multi-Family Apartments No bedroom limit
- 2.00 Sales and Rental of Goods, Merchandise and Equipment • 3.00 Office, Clerical, Research and Services Not Primarily Related to Goods or
- Merchandise
- 5.320 Educational, Cultural, Religious, Philanthropic, Social, Fraternal Uses -
- Located within any permissible structure
- 6.121 Recreation, Amusement, Entertainment Movie Theatres Seating Capacity of not more than 300

- 12.000 Services and Enterprises Related to Animals
- 16.200 Dry Cleaner, Laundromat Without drive-in windows

- 22.400 Day Care Senior Citizens Day Care, Class B

USES ADDED AS PERMISSIBLE IN THE B-4 ZONING DISTRICT AFTER THE DATE OF APPROVAL MAY BE ALSO ALLOWED SO LONG AS ALL LUO STANDARDS CAN BE MET.

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Attachment D