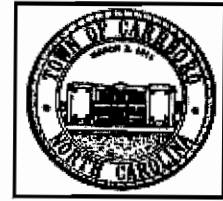


CARRBORO DEVELOPMENT GUIDE
APPENDIX A

TOWN OF CARRBORO
LAND USE ORDINANCE AMENDMENT REQUEST



To the Board of Aldermen, the Planning Board, and the Appearance Commission, as appropriate, of the Town of Carrboro:

I (we), the undersigned do hereby respectfully make application and petition the Board of Aldermen to amend the Land Use Ordinance. In support of this application, the following facts are shown:

- 1) The Land Use Ordinance, at present, would allow (description/quote, page and number of section in question):

Street Design - See Attachment A

- 2) The proposed amendment to the Land Use Ordinance would allow (describe briefly intended change):

See Attached

- 3) State the reasons for the proposed amendment:

See Attached

SIGNATURE:  Ted Barnes for Argus
applicant Development Group, LLC
{print}

ADDRESS: 2908 Oak Lake Blvd., Ste. 203, Charlotte, NC 28208

TELEPHONE NUMBER: 704-376-9848

Attachment A

LAND USE ORDINANCE AMENDMENT REQUEST

Street Design

1) The Land Use Ordinance, at present, would allow (description/quote, page and number of section in question) :

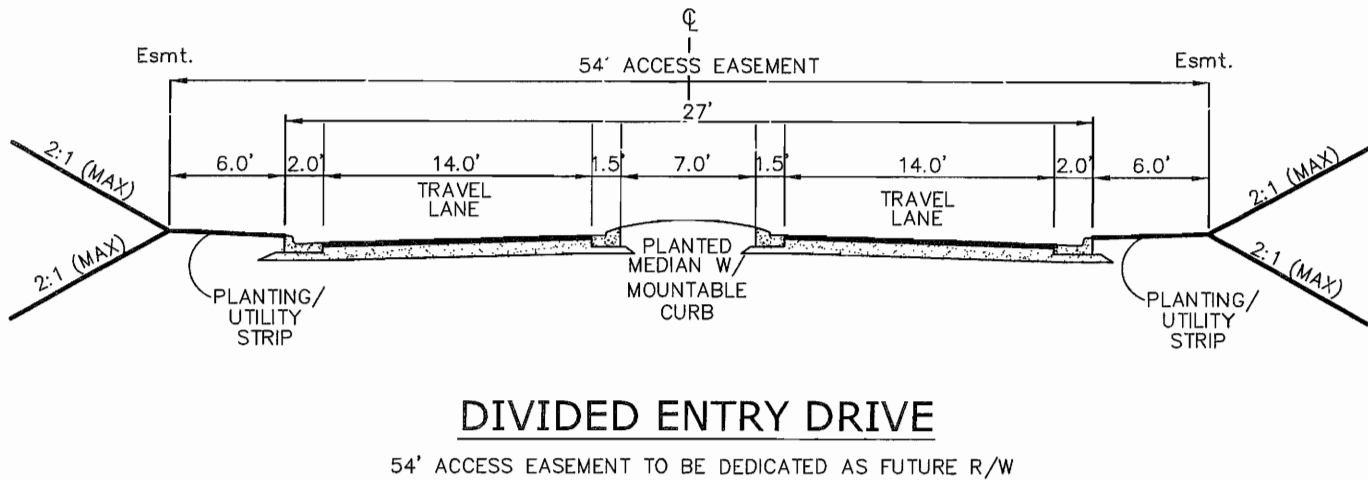
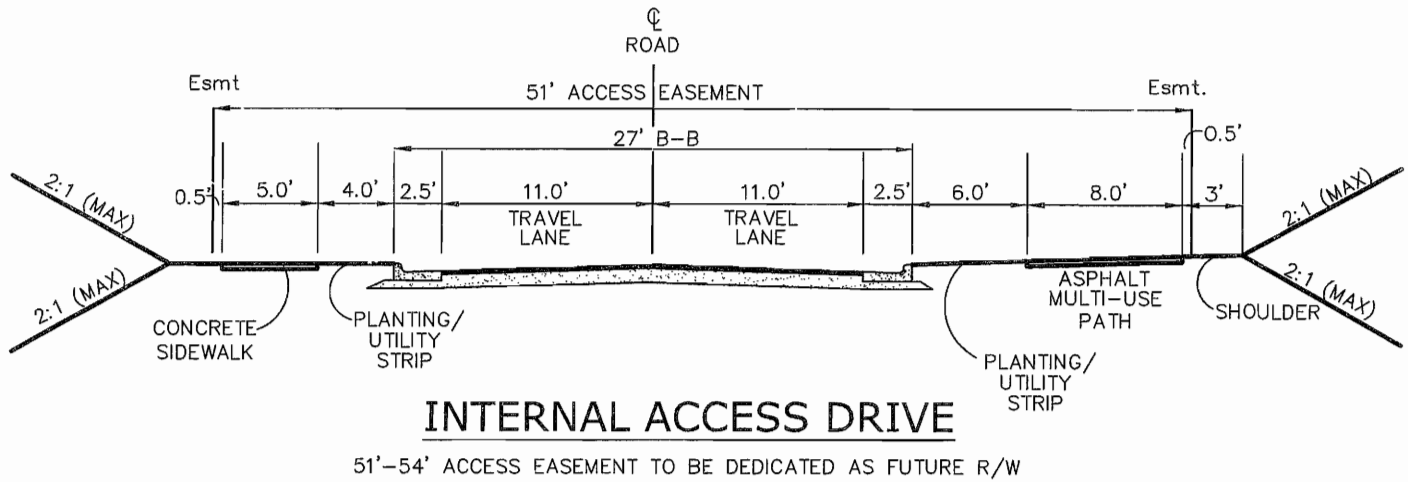
Article XIV (Streets and Sidewalks) contains definitions for various classifications of public streets that are based upon their level of traffic count volume. Article XIV then refers to minimum design components (street width, radius of curves, etc.) contained in Appendix C that would result in a street design speed that would not be appropriate for the level of traffic calming desired for an internal local access road.

2) The proposed amendment to the Land Use Ordinance would allow (describe briefly intended change) :

Add Section 15-227 "Flexibility in Administration Authorized" to Article XIV (Streets and Sidewalks) to allow the permit issuing authority to be able to lower design speeds and therefore vary the minimum design requirements for internal streets associated with a Conditional Use Permit project.

3) State the reasons for the proposed amendment:

Without this proposed amendment to Article XIV (Streets and Sidewalks), the permit issuing authority has no means to lower street design speeds below those that are by ordinance associated with a street classification system based solely on traffic counts. Higher minimum design speeds result in streets internal to the project that can be driven faster than might be desirable for traffic calming and pedestrian safety purposes due to increased widths and larger centerline curve radii.



LLOYD FARM - AIS / CUP / Rezoning
Carrboro, North Carolina
Street Cross Sections



THE DESIGN RESPONSE
214 E. Chatham Street
P.O. Box 3585
Cary, NC 27519-3585
(919) 469-2080

DATE: 6-15-13
SCALE: NTS
DRAWN BY: EAP
JOB NO.: 000-001
SHEET NO. 1 OF 1 SHEETS

CARRBORO DEVELOPMENT GUIDE
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LAND USE ORDINANCE AMENDMENT REQUEST



To the Board of Aldermen, the Planning Board, and the Appearance Commission, as appropriate, of the Town of Carrboro:

I (we), the undersigned do hereby respectfully make application and petition the Board of Aldermen to amend the Land Use Ordinance. In support of this application, the following facts are shown:

- 1) The Land Use Ordinance, at present, would allow (description/quote, page and number of section in question):

Permissible Use - See Attachment A

- 2) The proposed amendment to the Land Use Ordinance would allow (describe briefly intended change):

See Attached

- 3) State the reasons for the proposed amendment:

See Attached

SIGNATURE:

applicant

Ted Barnes for Argus
Development Group, LLC

{print}

ADDRESS:

2908 Oak Lake Blvd., Ste. 203, Charlotte, NC 28208

TELEPHONE NUMBER:

704-376-9848

Attachment A

LAND USE ORDINANCE AMENDMENT REQUEST

Permissible Use

1) The Land Use Ordinance, at present, would allow (description/quote, page and number of section in question) :

Article X, Section 15-146, Multi-Family Apartments 1.331 Maximum 20% > 3 bedrms/du is currently not an allowable use in the B-4 zoning district.

2) The proposed amendment to the Land Use Ordinance would allow (describe briefly intended change) :

Designate Multi-Family Apartments 1.331 as an allowable use within the B-4 zoning district by adding a "C" in the B-4 column, thereby requiring a Conditional Use Permit.

3) State the reasons for the proposed amendment:

The proposed amendment allows the incorporation of rental multi-family housing into the B-4 zoning district, as allowed within most other business zoning districts, specifically in the form of apartments where no more than 20 percent of the units can be greater than three bedrooms (versus the "no bedroom limit" option).

If deemed desirable, the mixed-use ratio standards incorporated into the B-1(g) zoning district for mixed-use projects could be similarly used for B-4 zoning district mixed-use projects, with a base residential density of R-3.

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LAND USE ORDINANCE AMENDMENT REQUEST



To the Board of Aldermen, the Planning Board, and the Appearance Commission, as appropriate, of the Town of Carrboro:

I (we), the undersigned do hereby respectfully make application and petition the Board of Aldermen to amend the Land Use Ordinance. In support of this application, the following facts are shown:

- 1) The Land Use Ordinance, at present, would allow (description/quote, page and number of section in question):

Building Height - See Attachment A

- 2) The proposed amendment to the Land Use Ordinance would allow (describe briefly intended change):

See Attached

- 3) State the reasons for the proposed amendment:

See Attached

SIGNATURE:  Ted Barnes for Argus
applicant Development Group, LLC
{print}

ADDRESS: 2908 Oak Lake Blvd., Ste. 203, Charlotte, NC 28208

TELEPHONE NUMBER: 704-376-9848

Attachment A

LAND USE ORDINANCE AMENDMENT REQUEST

Building Height

1) The Land Use Ordinance, at present, would allow (description/quote, page and number of section in question) :

Article XII, Section 15-187 (a)

In any architecturally integrated subdivision, the developer may create lots and construct buildings without regard to any minimum lot size or setback restrictions except that:

(1) Lot boundary setback requirements shall apply where and to the extent that the subdivided tract abuts land that is not part of the subdivision; and

(2) Each lot shall be of sufficient size and dimensions that it can support the structure proposed to be located on it, consistent with all other applicable requirements of this chapter.

2) The proposed amendment to the Land Use Ordinance would allow (describe briefly intended change) :

Article XII, Section 15-187 (a)

In any architecturally integrated subdivision, the developer may create lots and construct buildings without regard to any minimum lot size, **building height** or setback restrictions except that:

(1) Lot boundary setback requirements shall apply where and to the extent that the subdivided tract abuts land that is not part of the subdivision; and

(2) Each lot shall be of sufficient size and dimensions that it can support the structure proposed to be located on it, consistent with all other applicable requirements of this chapter.

(3) The building height in B-4 districts may not be increased more than fifteen feet above the district height limitation as set forth on the table in Section 15-185 (a) (2) and is consistent with all other applicable requirements of this chapter.

3) State the reasons for the proposed amendment:

Since the intent of the Architecturally Integrated Subdivision option is to allow reviewable design flexibility in order to maximize open space preservation, among the dimensional attributes subject to that flexible approach and design review should be the vertical height of the proposed building envelope, not just the horizontal envelope, in order to maximize open space preservation opportunities

Specifically for Lloyd Farm, the design review process afforded by adding building height to the horizontal design elements within the Architectural Integrated Subdivision approach is a more appropriate means to evaluate building heights (both overall and at specific locations) than the standard building height method based on mean average grade. Additionally, only then can building height envelopes be considered in relationship to Lloyd Farm's internal streets, sidewalks, and other public places, plus any external viewsheds, where visual setbacks are much greater. In particular this flexible design review approach will be useful to meaningfully evaluate Lloyd Farm's apartment building that is designed to step up the existing site's slope while wrapping around an internal parking deck.

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To the Board of Aldermen, the Planning Board, and the Appearance Commission, as appropriate, of the Town of Carrboro:

I (we), the undersigned do hereby respectfully make application and petition the Board of Aldermen to amend the Land Use Ordinance. In support of this application, the following facts are shown:

- 1) The Land Use Ordinance, at present, would allow (description/quote, page and number of section in question):

L.U.O. doesn't allow Use 2.210 (High Volume Traffic Generation) to display goods outside its enclosed building. See Article X, page 2 of The Table of Permitted Uses

- 2) The proposed amendment to the Land Use Ordinance would allow (describe briefly intended change):

A retailer within the 2.210 use category to display goods for sale outside its fully enclosed building.

- 3) State the reasons for the proposed amendment:

Grocery stores and similar retailers, considered high volume generators, have as an integral part of their merchandise and business plan the display of goods for sale outside its fully enclosed building.

SIGNATURE:

Paul Barnes

applicant

Paul Barnes

{print}

For Angus Development

ADDRESS:

13000 S Tryon St, Suite F-302, Charlotte NC 28278

TELEPHONE NUMBER:

704-376-9848

CARRBORO DEVELOPMENT GUIDE
APPENDIX A

TOWN OF CARRBORO



LAND USE ORDINANCE AMENDMENT REQUEST

To the Board of Aldermen, the Planning Board, and the Appearance Commission, as appropriate, of the Town of Carrboro:

I (we), the undersigned do hereby respectfully make application and petition the Board of Aldermen to amend the Land Use Ordinance. In support of this application, the following facts are shown:

- 1) The Land Use Ordinance, at present, would allow (description/quote, page and number of section in question):

L.U.O. requires 1.5 bicycle parking spaces per unit.
Article XVIII, Section 15.291 For use 1.300

- 2) The proposed amendment to the Land Use Ordinance would allow (describe briefly intended change):

Allow the senior living component to reduce the required bicycle parking to a presumptive standard below the 1.5 per unit.

- 3) State the reasons for the proposed amendment:

The age specific demographic of this multi-family development does not require the standard appropriate for a more typical, non-age specific multi-family development.

SIGNATURE:

applicant

{print}

For Argus Development

ADDRESS:

13000 S Tryon St, Suite F-302, Charlotte NC 28278

TELEPHONE NUMBER:

704-376-9848

CARRBORO DEVELOPMENT GUIDE
APPENDIX A

TOWN OF CARRBORO

LAND USE ORDINANCE AMENDMENT REQUEST



To the Board of Aldermen, the Planning Board, and the Appearance Commission, as appropriate, of the Town of Carrboro:

I (we), the undersigned do hereby respectfully make application and petition the Board of Aldermen to amend the Land Use Ordinance. In support of this application, the following facts are shown:

- 1) The Land Use Ordinance, at present, would allow (description/quote, page and number of section in question):

Use 3.130 is allowed in B42C up to 10,000 square feet of gross floor area for offices or clinics

- 2) The proposed amendment to the Land Use Ordinance would allow (describe briefly intended change):

Allow use 3.130 in B42C to have offices or clinics greater than 10,000 square feet of gross floor area

- 3) State the reasons for the proposed amendment:

Flexibility to allow a single named operator, such as Duke Medical or UNC Medical, to lease more than 10,000 sf for one or more offices or clinics within a single building.

SIGNATURE:

applicant

{print}

Ron Angus Development

ADDRESS:

13000 S Tryon St, Suite F-302, Charlotte NC 28278

TELEPHONE NUMBER:

704 376 9848

CARRBORO DEVELOPMENT GUIDE
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To the Board of Aldermen, the Planning Board, and the Appearance Commission, as appropriate, of the Town of Carrboro:

I (we), the undersigned do hereby respectfully make application and petition the Board of Aldermen to amend the Land Use Ordinance. In support of this application, the following facts are shown:

- 1) The Land Use Ordinance, at present, would allow (description/quote, page and number of section in question):

THIS LAND USE ORDINANCE CURRENTLY DOES NOT ALLOW ANY DISPLAY (SALES) OF GOODS OUTSIDE A FULLY ENCLOSED BUILDING (2.200 TYPE USES) WITHIN B-4 ZONING DISTRICTS, INCLUDING SURSETS OF THAT USE SUCH AS PICK-UP OF PRE-ORDERED AND/OR PRE-PURCHASED GOODS OUTSIDE THE ENCLOSED BUILDING.

- 2) The proposed amendment to the Land Use Ordinance would allow (describe briefly intended change):

DELIVERY OF PRE-ORDERED RETAIL ITEMS BY STORE EMPLOYEES OR MECHANICAL SYSTEMS TO CUSTOMERS IN THEIR VEHICLES WITHOUT THE NEED TO ENTER THE BUILDING (SEPARATE FROM DRIVE-IN WINDOW SERVICE WHERE THE ORDER IS PLACED VIA A SPEAKER SYSTEM AND CUSTOMER WAITS FOR ORDER FULFILLMENT).

- 3) State the reasons for the proposed amendment:

A RELATIVELY NEW FORM OF RETAIL COMMERCE HAS EMERGED UTILIZING ONLINE ORDERING OF GROCERY ITEMS AND PHARMACEUTICAL PRESCRIPTIONS THAT ARE THEN DELIVERED TO WAITING VEHICLES IN EITHER CURBSIDE PARCEL PICKUP LOCATIONS IN FRONT OF THE STORE AND/OR DESIGNATED PARKING SPACES WITHIN THE PARKING LOT.

SIGNATURE:

applicant

(print)

Ron Arger Development

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13000 S Tryon St, Suite F-302, Charlotte NC 28278

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