

## **APPENDIX A – 2**

### **PETITION FOR CHANGE OF ZONING FORM**

# TOWN OF CARRBORO

## PETITION FOR CHANGE OF ZONING



Petitioner: Pee Wee Homes

Date: 6/17/21

**The Petitioner named above respectfully requests the Town Council of the Town of Carrboro to rezone the below-described property from R7.5 to R3 CZ zoning classification. The Petitioner furthermore submits the following information in support of this petition.**

1. **PETITIONER'S NAME:** Pee Wee Homes, Inc

**ADDRESS:** 8410 Merin Rd; Chapel Hill, NC 25716

**TELEPHONE #:** (919) 590- 9023

2. **INTEREST IN PROPERTY(IES ):** 106 Hill St; Carrboro, NC 27510

3. **BROAD DESCRIPTION OF PROPERTY AREAS SOUGHT TO BE REZONED BY REFERENCE TO ADJOINING STREETS :**

106 Hill St is on the corner of Hill and Broad streets in the Lloyd/Broad section of the Northside Neighborhood of Carrboro. This location is across the street from the H. W. Baldwin Park and community garden.

4. **DESCRIPTION OF INDIVIDUAL LOTS SOUGHT TO BE REZONED:**

- a. **OWNER: Town of Carrboro**

**TAX MAP:**  **BLOCK:**  **LOT:**  **ACREAGE:** 0.17 **PARCEL:** 9778975883

**SUBDIVISION NAME:** Lloyd/Broad

**FRONTAGE:** 200 FT (50 FT HILL STREET, 150 FT BROAD STREET) **DEPTH:** 150 FT

**EXISTING STRUCTURES AND USES :**

No existing structures. Lot is grass covered with an inlet to the existing piped stream.  
Three large trees at the southern portion of the lot.

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.**

Please See Attached Mailing List

6. **HAS THIS PROPERTY BEEN THE SUBJECT OF A ZONING CHANGE SINCE 1979? YES X NO**  
**IF “YES”, WHEN? The property was rezoned in June 26, 2018 to be part of the Lloyd-Broad Overlay District.**
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:**

Summary:

Pee Wee Homes’ request is to rezone the property at 106 Hill Street from R-7.5 to R-3-CZ for the purpose of constructing three small homes containing a combined 1,120 sq. ft. The homes will be permanently affordable rental units managed and leased by Pee Wee Homes to extremely low-income individuals (less than 30% AMI). The property is currently owned by the Town and will be conveyed to Pee Wee Homes if the rezoning is approved.

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

106 Hill Street, the subject of the rezoning, is located on the eastern fringe of Downtown Carrboro. Shopping, dining, cultural activities, and other downtown locations are close by. The parcel is currently a vacant lot across from Henry W. Baldwin Park, located on the corner of Hill and Broad streets in the Historic Lloyd-Broad Neighborhood (part of the broader Northside Community) in Carrboro.

- **Housing Type:** While the neighborhood is currently zoned for single-family homes, there are multiple housing types represented in the immediate vicinity, including a triplex on the lot adjacent to the south, as well as several duplexes and single-family homes with accessory dwellings within a block of the site. Having three units on this site is consistent with the mixed character of the surroundings, especially given the smaller size of these units, which are consistent with the character of the older homes in the community (there are several nearby units of ~400-600 sq ft). Additionally, the combined square footage of these three homes would still be smaller than the maximum square footage allowed on other neighborhood parcels, thereby utilizing increased density while limiting overall footprint in line with the intentions of the Lloyd/Broad Overlay zone.
- **Scale and Architecture/Design:** The Pee Wee homes are designed to take advantage of livable design elements to maximize space and creatively engage the physical environment, while limiting environmental impact. The architectural character of the neighborhood varies greatly, but the Pee Wee Homes will be designed to incorporate common design elements like porches/outdoor decks as well as to align with or be less than nearby heights.
- **Alignment with Lloyd/Broad District:** This parcel is in the Lloyd-Broad Overlay District. The district was created with hopes to support long-term residents of the community to maintain the balanced mix of housing, while limiting the impacts and scale of student rentals. Not only does this project align with those goals, but our rentals also have proven success at long-term tenancy

with invested neighbors. Our Board selects tenants utilizing best practices and works through partnerships with the County and IFC to recruit tenants, as well as including a neighborhood site committee with an eye towards finding tenants who will be active community members. By providing property management support, community building connections, and age-in place design features, Pee Wee Homes empowers our tenants to stay in homes for long periods of times. In fact, we have not yet had any transitions so far in our existing housing units. Additionally, this project has gained support from Northside Compass Group facilitated by the Jackson Center and including many of the longest-term neighbors of the Lloyd-Broad neighborhood.

- **Diversity of affordability:** This project will assist with the dire need for affordable rental development in the Town of Carrboro in an accessible, diverse neighborhood that has a nearly 50-50 mix of rental and homeownership. This parcel is also in an area in which the addition of an affordable rental project supplements nearby affordable homeownership and market rate homes (including Habitat's four units nearby) and adds to the diversity of the community's affordability.

By building in this neighborhood, the project leverages an existing community asset and the powerful support of the community to allow for our tenants to live independently within the context of community.

The requested rezoning would change the zoning to R-3-CZ (Residential, 3,000 square feet per dwelling unit).

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

- **Limitations of lot with the possibility of small homes:** This lot is unique because a stream buffer for a piped stream covers 91% of the buildable area. If prescribed setbacks are adhered to, <1% of the lot remains buildable (See attached Buildable Area Diagram). Pee Wee Homes recently received Variances (6/16) granting a reduction of front yard setbacks to 10 ft instead of 15 ft, and allowing two of the homes to encroach into stream buffer Zone 1 and all of the homes to be built in stream buffer Zone 2. However, the 30 ft section in the center of the lot remains unbuildable. Therefore, the 106 Hill St site, without a rezoning, would likely either remain empty, as only a very small structure could be built on the site, or would only have one small unit constructed, housing just one extremely low-income individual as opposed to three. Given the need for extremely affordable housing in Carrboro, this would be an underutilization of the parcel and would work contrary to the Town's affordable housing goals, since it would decrease development density and allow for less walkable dwellings downtown. Additionally, the proposed three small units limit the environmental impact and minimize the encroachment into the buffer, thereby balancing density with the lot limitations.
- **Affordability:** As stated above, The Town of Carrboro intends to donate this lot to Pee Wee Homes with the condition and deed restriction stating the property must remain designated for deeply affordable housing (those making <30% AMI in perpetuity). The rezoning allows Pee Wee Homes to maximize the benefit of

affordable housing while still respecting the character of the community and lot limitations.

- **Location:** This location is two blocks from several grocery stores and has excellent access to public transportation, as many bus lines run down Main Street which is walkable from this site. It is also one block from a health clinic and across the street from a park and community garden. This is an ideal location for affordable housing and denser development that would allow for extremely low-income individuals to access assets that have been proven to support the ongoing success of rental projects like this.

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

The proposed development is congruent to the character of the Lloyd-Broad Neighborhood and will enhance this under-utilized corner with beautiful, dignified homes. The neighborhood in question is already socio-economically diverse with a housing stock of varying levels of durability. Pee Wee Homes builds sustainable, dignified houses of high quality materials, and maintains the homes as well. Additionally, tenants of Pee Wee Homes are vetted and supported in the spirit of maintaining a comfortable, healthy, safe, and pleasant environment in which to live.

Rezoning this property would allow for 3 units to be built in a way that would also enhance the block by improving the streetscape and adding infill that aligns with the architectural character of the surrounding buildings (including porches/decks to enhance outdoor connections). Additionally, Pee Wee Homes plans to retain the extensive stormwater drainage system in place on the parcel and elevate the three homes to minimize the impact of any localized flooding. This will limit the impact on nearby property values by maintaining what is in place and adding three small sustainable homes to the lot. Other properties nearby to the west, south and east should not have their values impacted given the mix of existing housing stock. The value of Baldwin Park, across the street from the subject property will have additional caring residents nearby to continue to utilize this important town asset.

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

Rezoning this parcel to R-3-CZ would allow three small, affordable dwelling units on this parcel, which, combined with interest of Pee Wee Homes to construct tiny homes of 400 SF or smaller, would provide a way for us to maximize affordability while minimizing scale and environmental impact. It would also meet Town interest in diversifying the housing stock and providing homes for residents meeting extremely low AMI as noted in the Town's Affordable Housing Goals #2.1, 2.3 and Carrboro Vision 2020 provision 6.11, 6.13, 6.14. Rezoning the lot to R-3-CZ will allow Pee Wee Homes to provide more housing to individuals of <30 % AMI housing in units walkable to downtown without a significant change to the character of the area. All three units would be deed-restricted for affordability, helping address Carrboro's gap in affordable housing rental development.

Additionally, the Lloyd/Broad Overlay zone was largely created to minimize the size and impact of rentals associated with over-occupancy. This proposal fits well within those hopes by providing three very small homes (far below the maximum size) for 1-2 tenants each that maximize affordability while minimizing overall scale. By maximizing affordability on underutilized land, these homes fulfill a priority of Carrboro and of the Northside Neighborhood Initiative, of which the Lloyd-Broad Overlay District is a part. The Northside

Compass Group has supported the development of Pee Wee Homes developments across the broader Northside community because of Pee Wee Homes efforts to maximize density for affordability while staying consistent with the smaller character of long-term community homes. Furthermore, these units will add permanent non-student housing, supporting the goals of the Lloyd-Broad Neighborhood Association. The overall development will implement energy efficient construction measures and elements of universal design.

Pee Wee Homes is requesting that off street parking not be required for the extremely low-income tiny homes. According to Land Use Ordinance Section 15-291 Number of Parking Spaces Required, “all developments shall provide a sufficient number of parking spaces to accommodate the number of vehicles that ordinarily are likely to be attracted to the development in question”. Historically, tenants of Pee Wee Homes, living at <30% AMI, do not own personal vehicles, and instead utilize public transit, which is assumed to be the case for the tenants of 106 Hill Street given the nearby bus-lines. In fact, a great advantage of increasing the density of this particular parcel is its ideal location for affordable housing, walkable to parks, schools, grocery stores and downtown amenities as well as just blocks from Carrboro’s main bus routes to connect across town. Additionally, the nearby property owners have stated that there is ample on-street parking and have urged Pee Wee Homes to remove parking from the site to minimize the impervious surface of the development.

Similarly, we would like to leverage the existence of Baldwin Park to wave the necessity to provide recreation facilities on site. In addition to wanting to avoid further encroachment to the stream buffer, our tenants will be well served by Baldwin Park, which has a community garden, full basketball court, swing set, picnic tables, and open space less than 50 feet from the intended homes’ doorsteps.

WHEREFORE, THE PETITIONER REQUESTS THAT THE OFFICIAL ZONING MAP BE AMENDED AS SET OUT ABOVE. THIS IS THE \_\_\_17th\_\_\_ DAY OF \_June\_, 2021\_.

PETITIONER'S SIGNATURE:  
(Property owner)

David Andrews 8/18/21  
David Andrews, Town Manager  
Town of Carrboro

### 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.