



Legislation Details (With Text)

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Title:	Review of a Minor Modification Request to a Conditional Use Permit for a Mixed Use Building at 1001 Homestead Road PURPOSE: The purpose of this item is for the Board of Aldermen to consider approving a resolution authorizing residential use on the first floor of a previously approved mixed use building at 1001 Homestead Road.		
Indexes:			
Code sections:			
Attachments:	1. Attachment A - Resolution, 2. Attachment B - CUP Document, 3. Attachment C - Explanation from Applicant, 4. Attachment D - Project Plans		

Date	Ver.	Action By	Action	Result
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TITLE:

Review of a Minor Modification Request to a Conditional Use Permit for a Mixed Use Building at 1001 Homestead Road

PURPOSE: The purpose of this item is for the Board of Aldermen to consider approving a resolution authorizing residential use on the first floor of a previously approved mixed use building at 1001 Homestead Road.

DEPARTMENT: Planning Department

CONTACT INFORMATION: Marty Roupe, Development Review Administrator, 919-918-7333, mroupe@townofcarrboro.org <<mailto:mroupe@townofcarrboro.org>>

INFORMATION: Parker Louis, LLC, has submitted an application for a Minor Modification to the previously approved Conditional Use Permit (CUP) allowing for construction of a mixed use building within the B-3 zoned portion of the Planned Unit Development for Claremont South Subdivision, Phase 4 located at 1001 Homestead Road. The subject property is a B3 zoning district containing 1.23 acres (53,418sf) and is listed on the Orange County Parcel Identification Numbers 9779-37-0476.

The original Planned Unit Development (PUD) was approved in April 2012 and the CUP for the commercial portion of the PUD was granted in February 2018, see *Attachment B*. As approved, the building will be 6,797 square feet on the ground floor and 4,879 square feet on the second floor, The approved permit allows for office uses on the first floor and four residential units on the second floor of the building.

At this time the applicant is requesting to modify the permit to allow residential uses on the first floor as well. As described in the message from the applicant, see *Attachment C*, they have found that current market

conditions will not allow for construction of an office building at this location. The request, in short, is to allow eleven residential units in total, while retaining the right to use the first floor for office uses in the future. Accordingly, the applicant does plan to build the first floor in a manner that would support an easy conversion to office uses in the future.

FISCAL & STAFF IMPACT: Plan review fees have been paid. The conversion of office space to residential use may have some tax base implications but the applicant is asking to retain the right to use the first floor of the building for office use in the future.

RECOMMENDATION: Town staff recommends that the Town Council adopt the attached resolution, *Attachment A*, approving the Minor Modification to the CUP.