



Legislation Text

File #: 17-419, **Version:** 1

TITLE:

Public Hearing: Review of Conditional Use Permit for Mixed Use Building at 1001 Homestead Road

PURPOSE: The purpose of this item is for the Board of Aldermen to hold a public hearing regarding a request for a Conditional Use Permit for a Mixed Use Building at 1001 Homestead Road. See Attachment A for staff report.

DEPARTMENT: Planning

CONTACT INFORMATION: James Thomas 919-918-7335

INFORMATION: Parker Louis, LLC, has submitted an application for Conditional Use Permit (CUP) for 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 original Planned Unit Development (PUD) was approved in April 2012 and condition #9 stated that “that a new CUP application must be reviewed and approved, subsequent to a public hearing, before any use other than the existing single-family home use or a usual and customary sales office (associated with the development only) may take place within the B-3 portion of the site.”

The applicant intends to construct a new two (2) story mixed use building with the first floor containing 6,797sf of office space and the 2nd floor containing 4,879sf and a total of four (4) residential units. Each of these residential units will contain two (2) bedrooms.

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.

FISCAL & STAFF IMPACT: Plan review fees and staff time.

RECOMMENDATION: Town staff recommends that the Board of Aldermen review the Conditional Use Permit proposal with the following staff conditions and prepare recommendations. The CUP Worksheet is attached (see Attachment F):

1. That the applicant must obtain a driveway permit from NCDOT prior to construction plan approval.
2. That the applicant shall provide to the Zoning Division, prior to the recordation of the final plat for the project or before the release of a bond if some features are not yet in place at the time of the recording of the final plat, Mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be in DXF format and shall include a base map of the whole project and all separate plan sheets.

As-built DXF files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.