



Legislation Text

File #: 17-603, **Version:** 1

TITLE:

Public Hearing: Conditional Use Permit for Mixed Use Building at 603 Jones Ferry 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 603 Jones Ferry Road. See Attachment A for staff report.

DEPARTMENT: Planning

CONTACT INFORMATION: James Thomas 919-918-7335

INFORMATION: Francis Chan has submitted an application for a Conditional Use Permit (CUP) for a Mixed Use Building consisting of four (4) office space units on the 1st floor with four (4) residential units on the 2nd floor for the property located at 603 Jones Ferry Road.

The applicant intends to construct a new 9,600sf two (2) story mixed use building with the first floor containing 4,800sf of office space on the 1st floor. There will be four (4) office space units with each being 1,200sf each in size.

The 2nd floor will be 4,800sf in size and contain four (4) residential units. Each of these residential units will be 1,200sf in size and contain two (2) bedrooms each.

It should be noted that this project received two (2) variances from the Board of Adjustment at their February 15th, 2017 meeting. The two variances granted were: 1.) to allow encroachment into Zone 2 Water Quality Buffer 2.) to all encroachment into the front setback requirement for the construction of a new mixed use building.

The subject property is an O (Office) zoning district containing 1.1 acres (47,716sf) and is listed as Orange County Parcel Identification Number 9778-34-6032.

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. The prior to Construction Plan approval, the applicant provide letters from electric, gas, telephone and cable providers that this project can be served to this development.
3. That prior to Construction Plan approval, the applicant provide the necessary light pollution plan sheet in order to verify compliance with the .2 footcandle requirements at the property line per Section 15-242.5 of the LUO.
4. 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.