



Legislation Text

File #: 122-170, **Version:** 1

TITLE:

Public Hearing: Special Use Permit-A to utilize existing building for ArtsCenter at 400 Roberson Street.

PURPOSE: The purpose of this item is for the Town Council to hold a public hearing on Special Use Permit -A application for the ArtsCenter to renovate the existing building at 400 Roberson Street.

DEPARTMENT: Planning Department

CONTACT INFORMATION: James Thomas- Planner/Zoning Development Specialist Phone: 919-918-7335 Email: jthomas@carrboronc.gov

INFORMATION: CJT PA (applicants) have submitted an application for a Special Use Permit-A (SUP-A) to allow for the ArtsCenter to renovate the existing building and infrastructure at 400 Roberson Street.

The property included in the request is currently zoned B-1(g) with the Downtown Neighborhood Protection (DNP) overlay district. The property is identified as Orange County parcel identification numbers 9778-95-2758.

The ArtsCenter intends to utilize the existing one-story building that is 17,143sf in size. Additionally, there are no changes planned for the existing parking. There are eighty-six (86) parking spaces associated with this property.

The applicant held a neighborhood meeting on April 19, 2022 at 6:00 p.m. via Zoom.

A staff report, permit plans, and other supporting materials are attached (**Attachments A-H**).

FISCAL & STAFF IMPACT: Fiscal and staff impacts are associated with holding the hearing, legal, engineering and staff time.

RECOMMENDATION: Town staff recommends that the Town Council review and deliberate the Special Use-A permit, receive public comment, and determine whether to issue the Special Use-A permit for the ArtsCenter at 400 Roberson Street.

Town staff will bring conditions of the SUP-A permit to the Town Council at a subsequent meeting.

The SUP-A worksheet is Attachment G and below are staff recommended conditions:

1. That the Town Council finds that the existing five (5) foot wide sidewalks along Sweet Bay Place and

Roberson Street are sufficient to serve the ArtsCenter project. This finding is based on the written justification from the applicant to continue this non-conformity.

2. That the lighting within the parking lots be reviewed and approved by zoning staff to be in compliance of the requirements of Section 15-242.5 General Standards of the Land Use Ordinance prior to approval of the Construction Plans for the ArtsCenter.