



## Legislation Text

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**File #:** 23-51, **Version:** 1

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**TITLE:**

Consideration of a Minor Modification Request to the Special Use Permit-A Project for Estes Park Apartments at 306 Estes Drive

**PURPOSE:** The purpose of this agenda item is to request that the Town Council consider approving a Minor Modification request for the Special Use Permit-A for Estes Park Apartments at 306 Estes Drive. The modification would allow the property owner to construct a new maintenance building, replace the existing dumpster enclosure area, and remove eighteen parking spaces from the site.

**DEPARTMENT:** Planning

**CONTACT INFORMATION:** Marty Roupe, Development Review Administrator, 919-918-7333 or [mroupe@carrboronc.gov](mailto:mroupe@carrboronc.gov) <<mailto:mroupe@carrboronc.gov>>

**INFORMATION:** Estes Park Apartments submitted an application requesting permission to build a new maintenance building, replace the existing dumpster enclosure, and to remove eighteen parking spaces from the site as well. Town records for the project are limited but it is clear that a permit was issued in the early 1970s allowing for construction of 296 dwelling units. Under its current zoning designation this represents a nonconforming density with more than double the number of units than would currently be allowed. The current application does not seek to modify the number of units in any way, only to add a maintenance building, replace the dumpster enclosure, and remove eighteen parking spaces. Accordingly, the application is being considered a Minor Modification to the Special Use Permit-A for the property.

**Maintenance Building Addition.** The proposed maintenance building is one-story tall, and is approximately 32 feet by 48 feet, or 1,550 square feet in size. The proposed location is shown on Sheet C1.02 of the attached plans (Attachment B).

**Removal of Parking Spaces.** The plans show removal of 18 spaces. The project was constructed in the early 1970s with 570 parking spaces, before the current Land Use Ordinance had been adopted. Under the current ordinance, the number of presumptively required spaces for the site is 546 spaces. Five hundred fifty-two spaces will remain after removal, exceeding the presumptive minimum requirement. The removal of spaces will also reduce impervious surfaces on the site by approximately 1,764 square feet.

**Dumpster Enclosure Replacement.** A new enclosure is proposed as well. A detail drawing for

the enclosure is provided on Sheet C1.03

**FISCAL & STAFF IMPACT:** The applicant is paying the applicable permitting fees associated with the application. No other fiscal or staff impacts are noted.

**RECOMMENDATION:** The Town Manager recommends that the Town Council approve the attached resolution for the Minor Modification request (Attachment A).