

BOARD OF ALDERMEN

ITEM NO.: D(1)

AGENDA ITEM ABSTRACT

MEETING DATE: APRIL 9, 2002

**SUBJECT: PUBLIC HEARING FOR CLUB NOVA APARTMENT BUILDING CONDITIONAL USE PERMIT,
103 WEST MAIN STREET**

DEPARTMENT: PLANNING DEPARTMENT	PUBLIC HEARING: Yes <u>X</u> No <u> </u>
ATTACHMENTS: A. PROJECT PLANS B. STAFF REPORT C. COPY OF LAND USE PERMIT APPLICATION D. PARKING JUSTIFICATION LETTER E. LETTER FROM TOWN ENGINEER F. LETTER FROM APPLICANT REGARDING SECTION 15-177 OF THE LUO G. NEIGHBORHOOD INFORMATION MEETING FORM H. LETTER FROM APPLICANT REGARDING DESIGN CHOICES I. ADVISORY BOARD RECOMMENDATIONS AND SUMMARY SHEET J. CONDITIONAL USE PERMIT WORKSHEET	FOR INFORMATION CONTACT: MARTY ROUPE, 918-7333

PURPOSE

Mr. Giles Blunden, representing OPC Foundation, has submitted an application for a Conditional Use Permit (CUP) to allow twenty-four (24) single-room occupancy units in a three-story apartment building at 103 West Main Street. An existing eight-unit apartment building on the property would be demolished to make room for the proposed new building. Also, a 2,043 square foot office building and a 1,600 square foot retail building also would remain in place on the property. The Board of Aldermen must hold a public hearing to receive input before reaching a decision on a conditional use permit application. The Administration recommends that the Board review, deliberate, and make a decision regarding the conditional use permit application.

INFORMATION

The Conditional Use Permit (CUP), if granted, would allow twenty-four (24) single-room occupancy units in a three-story apartment building at 103 West Main Street. An existing eight-unit apartment building on the property would be demolished to make room for the proposed new building. Also, a 2,043 square foot office building and a 1,600 square foot retail building also would remain in place on the property. The subject property is zoned B-1(g), Business – 1(general). The property contains 30,211.5 square feet (0.69 acres) and is further identified as Orange County Tax Map number 7.99.B.7. Please see attached staff report for additional information.

RECOMMENDATION

The Administration recommends that the Board of Aldermen approve the Conditional Use Permit

request to allow a Combination Use (Use # 27.000), consisting of: Use # 1.340 (Single-Room Occupancy), Use # 2.110 (Retail), and Use #3.110 (Office) at 103 West Main Street, subject to the following conditions:

1. that seventeen (17) parking spaces shall be required for the project due to the project's proximity to a bus line, proximity to a municipal parking lot, low rate of expected vehicular ownership amongst the residential population, and complementary hours of operation between the office use and retail use in the context of use of parking spaces; and
2. that the applicant shall dedicate to the Town additional right-of-way along West Main Street to a distance three-feet (3') beyond the back edge of the existing sidewalk; and
3. that the applicant be required to submit letters from all utility companies expected to serve the development prior to construction plan approval. The letters shall state that the utility company is able and willing to serve the proposed development; and
4. that fire flow calculations be submitted to and approved by the Town of Carrboro Fire Chief and Town Engineer prior to construction plan approval.