

**SUMMARY SHEET OF STAFF AND ADVISORY BOARD
RECOMMENDATIONS**

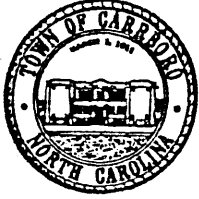
CONDITIONAL USE PERMIT— PACIFICA AIS

Note: EAB comments are at this time in draft form.

Recommended by	Recommendations
Staff, PB, AC, EAB	1. The continued affordability of the units (lots 5, 8, 13, 16, 20, 27 and 29) must be specified in the Homeowner's Association documents per the provisions of Section 15-182.4 of the Land Use Ordinance. These documents must be approved by the Town Attorney prior to construction plan approval;
Staff, PB, AC, EAB	2. Certificates of Occupancy for each of the six bonus 'market-rate' units may not be issued until such time as the corresponding affordable unit (lots 5, 8, 13, 16, 20, 27 and 29) is constructed and offered for sale or rent for an amount consistent with the language found in Section 15-182.4 of the Town of Carrboro Land Use Ordinance;
Staff, PB, AC, EAB	3. No additions or interior renovations designed to increase the heated square footage of the size-restricted units (lots 1, 5, 6, 13, 16, 19, 21, 24, 27, 28, 29, 32) can be approved/completed within the first year following the issuance of the Certificate of Occupancy (CO) per Section 15-188(e). This statement must also be included on the recorded final plat;
Staff, PB, AC	4. That the private drive be replaced with a public right-of-way that meets the Alternative Street Standards of Section 15-216.1 of the Land Use Ordinance. The public street must be shown on the construction plans for the project and must meet all applicable requirements related to public streets;
Staff, PB, AC, EAB	5. That the Board hereby allows a deviation from the parking requirements of 15-291(g), finding that 71 spaces (excluding the parallel on-street parking) are sufficient to serve the Pacifica development. Per 15-292(a), the board makes this finding based on evidence submitted by the applicant mentioning the developments demographic, close proximity to bus stops and the central business district and the considerable bicycle accommodations provided on site as referenced in Attachments L and M of the staff report;
Staff, PB, AC, EAB	6. That the applicant modifies the Homeowners Association Documents to include a notice for prospective residents disclosing the terms of the above-mentioned parking deviation;

Staff, PB, AC, EAB	7. That the applicant obtains a permit from NCDEHR/DEH Public Water Supply Section authorizing the operation of Pacifica's private water distribution system prior to construction plan approval;
Staff, PB, AC, EAB	8. That fire flow calculations and building-sprinkler design must be submitted and approved by the Town Engineer and Town Fire Department prior to construction plan approval;
Staff, PB, AC, EAB	9. That Pacifica enters into an encroachment agreement with the Town regarding maintenance and care of private water-quality check-dams encroaching upon the public R/W prior to construction plan approval;
Staff, PB, AC, EAB	10. That in the event of a failure of the private water-quality check-dams or a compromise of the street integrity adjacent to said BMP, the Town may elect at any time to remove the facilities and restore the R/W elements to the standard illustrated in Alternate Street Designs detail No. 27. Further, an adequate security must be submitted by the applicant prior to construction plan approval sufficient to cover the cost of reparations to the R/W area, including but not limited to the street itself, required as a result of damage created by the check-dams being located in the R/W. The cost to remove the check-dams and restore the integrity of the R/W shall be paid by the Homeowner's Association;
Staff, PB, AC, EAB	11. That the two adjacent bioretention areas encroaching into the public right-of-way be relocated outside of the right-of-way so as not to compromise the roadway structure;
Staff, PB, AC, EAB	12. 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;

Staff, PB, AC, EAB	13. That the developer shall include detailed stormwater system maintenance plan, specifying responsible entity and schedule. The plan shall include scheduled maintenance activities for each unit in the development, (including cisterns, bioretention areas, swales, check dams, and irrigation pond), performance evaluation protocol, and frequency of self-reporting requirements (including a proposed self-reporting form) on maintenance and performance. The plan and supporting documentation shall be submitted to Town engineer and Environmental Planner for approval prior to construction plan approval. Upon approval, the plans shall be included in the homeowners' association documentation;
Staff, PB, AC, EAB	14. That the affordable housing units conform to the town's recommended "Village Mixed Use and Affordable Housing Vernacular Architectural Standards" per Section 15-182.4 of the Land Use Ordinance;
Additional Advisory Board Comments & Recommendations:	
AC	1. That full cut off light fixtures be installed along the public streets, rather than cobra heads, to reduce light pollution.
PB	1. Strongly support the recommended staff condition #4 that requires the private drive to be replaced with a public right-of-way that meets the alternative street standards of Section 15-216.1 of the LUO; 2. That the secondary parking lot be omitted from the project; 3. That the developer design and construct an integral pour sidewalk on the low side of Hanna Street extending from the Pacifica property to the intersection with North Greensboro Street, subject to the understanding that the Town will reimburse the developer 50 percent of the costs incurred.
TAB	None to date. Comments forthcoming after the TAB's June 5 th meeting.
EAB	1. As agreed by a representative of the developer present at the meeting, the developer will prepare an open space management plan to be submitted with the construction plans to be included as part of the homeowners association documents; 2. As agreed by a representative of the developer at the meeting, the developer will entertain recommendations from the EAB for substitutions to the planting schedule of the landscaping plan in favor of native plants.



TOWN OF CARRBORO
PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

MAY 22, 2003

CONDITIONAL USE PERMIT: PACIFICA ARCHITECTURALLY
 INTEGRATED SUBDIVISION

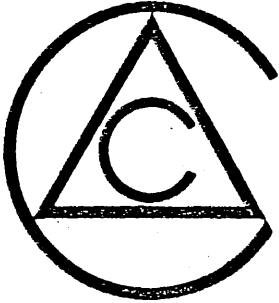
MOTION WAS MADE BY JAMES CARNAHAN AND SECONDED BY BRITT LUDWIG THAT THE PLANNING BOARD RECOMMENDS THAT THE BOARD OF ALDERMEN APPROVE THE CONDITIONAL USE PERMIT APPLICATION FOR THE PACIFICA SUBDIVISION SUBJECT TO THE STAFF RECOMMENDATIONS AND THE FOLLOWING ADDITIONAL PROVISIONS

- 1) STRONGLY SUPPORT THE RECOMMENDED STAFF CONDITION # 4 THAT REQUIRES THE PRIVATE DRIVE TO BE REPLACED WITH A PUBLIC RIGHT-OF-WAY THAT MEETS THE ALTERNATIVE STREET STANDARDS OF SECTION 15-216.1 OF THE CARRBORO LAND USE ORDINANCE.
- 2) THAT THE SECONDARY PARKING LOT BE OMITTED FROM THE PROJECT.
- 3) THAT THE DEVELOPER DESIGN AND CONSTRUCT AN INTEGRAL POUR SIDEWALK ON THE LOW SIDE OF HANNA STREET EXTENDING FROM THE PACIFICA PROPERTY TO THE INTERSECTION WITH NORTH GREENSBORO STREET, SUBJECT TO THE UNDERSTANDING THAT THE TOWN WILL REIMBURSE THE DEVELOPER 50 PERCENT OF THE COSTS INCURRED.

VOTE: AYES (8) (Babiss, Carnahan, Hammill, Haven-O'Donnell, Hogan, Ludwig, Marshall, West);
 NOES (0); ABSENT/EXCUSED (2) (Paulsen, Poulton)

John Marshall / *ps* 5/28/03
 John Marshall, Chair / 10 (date)

Town of Carrboro / Carrboro Appearance Commission / Carrboro, North Carolina 27510



THURSDAY, MAY 15, 2003

**PACIFICA ARCHITECTURALLY INTEGRATED SUBDIVISION CONDITIONAL USE
PERMIT, 130 HANNAH STREET**

The Appearance Commission Advisory Board hereby recommends approval of the proposed project subject to staff's recommended conditions plus one additional recommendation outlined below:

- 1) That full cut off light fixtures be installed along the public streets, rather than cobra heads, to reduce light pollution.

VOTING:

AYES: 4 (Wendy Wenck, Chuck Morton, Richard Taylor and Tom Wiltberger)

NOES: 0

Stephanie Bray (on behalf of Chair Wendy Wenck)
Appearance Commission Chair

5/22/03
Date

TOWN OF CARRBORO
ENVIRONMENTAL ADVISORY BOARD



Meeting on June 5, 2003
at the Carrboro Town Hall
Carrboro, North Carolina

RECOMMENDATION

Pacifica Architecturally Integrated Subdivision CUP

Motion was made by Rickie White, and seconded by Kathleen Buck, that the Environmental Advisory Board recommends that the Board of Aldermen approve the request for the Conditional Use Permit to allow the development of the Pacifica Architecturally Integrated Subdivision project as proposed, to be located at the end of Hanna Street, subject to the following conditions:

1. Adherence to conditions recommended in the staff report, with the exception that the EAB recommends against the staff recommendation that the Board of Aldermen require a public road on the project as opposed to the private road proposed by the developer;
2. As agreed by a representative of the developer present at the meeting, the developer will prepare an open space management plan to be submitted with the construction plans to be included as part of the homeowners association documents;
3. As agreed by a representative of the developer at the meeting, the developer will entertain recommendations from the EAB for substitutions to the planting schedule of the landscaping plan in favor of native plants.

VOTE: AYES (4) (Buck, Mathews, Rehm, White); NOES (1) (Gore); ABSENT/EXCUSED (1) (Burwell).

Glynis M. Gore, Chair (date)



TOWN OF CARRBORO

NORTH CAROLINA

MEMORANDUM

DATE: May 30, 2003

TO: Marty Roupe, Development Review Administrator /
Jeff Kleaveland, Planner/Zoning Development Specialist

FROM: Dale McKeel, Transportation Planner

RE: TAB Review of Pacifica

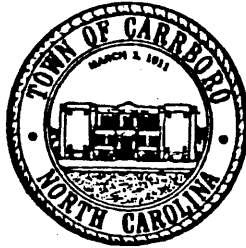
The Transportation Advisory Board at its May 15 and May 29 meetings reviewed and discussed the Pacifica Conditional Use Permit Application.

However, the TAB has not yet adopted a recommendation for the Board of Aldermen.

The TAB is scheduled to meet again on June 5 to continue the review of the Pacifica proposal.

cc: Chris van Hasselt, Chair, Transportation Advisory Board

TOWN OF CARRBORO



CONDITIONAL OR SPECIAL USE PERMIT WORKSHEET

I. COMPLETENESS OF APPLICATION

- The application is complete
- The application is incomplete

II. COMPLIANCE WITH THE ORDINANCE REQUIREMENTS

- The application complies with all applicable requirements of the Land Use Ordinance
- The application is not in compliance with all applicable requirements of the Land Use Ordinance for the following reasons:

III. CONSIDERATION OF PROPOSED CONDITIONS

If the application is granted, the permit shall be issued subject to the following conditions:

1. The applicant shall complete the development strictly in accordance with the plans submitted to and approved by this Board, a copy of which is filed in the Carrboro Town Hall. Any deviations from or changes in these plans must be submitted to the Development Review Administrator in writing and specific written approval obtained as provided in Section 15-64 of the Land Use Ordinance.
2. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this permit shall be void and of no effect.

IV. GRANTING THE APPLICATION

- The application is granted, subject to the conditions agreed upon under Section III of this worksheet.

V. DENYING THE APPLICATION

- The application is denied because it is incomplete for the reasons set forth above in Section I.
- The application is denied because it fails to comply with the Ordinance requirements set forth above in Section II.
- The application is denied because, if completed as proposed, the development more probably than not:

1. Will materially endanger the public health or safety for the following reasons:

2. Will substantially injure the value of adjoining or abutting property for the following reasons:

3. Will not be in harmony with the area in which it is to be located for the following reasons:

4. Will not be in general conformity with the Land Use Plan, Thoroughfare Plan, or other plans officially adopted by the Board of Aldermen for the following reasons:
