

# BOARD OF ALDERMEN

ITEM NO.: E(1)

## AGENDA ITEM ABSTRACT

MEETING DATE: OCTOBER 21, 2003

**TITLE: MINOR MODIFICATION TO THE CARRBORO PLAZA CONDITIONAL USE PERMIT FOR CONSTRUCTION OF ONE ADDITIONAL BUILDING ON THE SITE WITH ASSOCIATED PARKING**

<b>DEPARTMENT: PLANNING DEPARTMENT</b>	<b>PUBLIC HEARING: Yes <u>X</u> No <u>   </u></b>
<b>ATTACHMENTS:</b> <b>A. PROJECT PLANS</b> <b>B. STAFF REPORT</b> <b>C. LAND USE PERMIT APPLICATION</b> <b>D. LETTERS FROM ADJACENT PROPERTY OWNERS</b> <b>E. APPLICANT'S PARKING JUSTIFICATION LETTER</b>	<b>FOR INFORMATION CONTACT:</b> <b>MARTY ROUPE, 918-7333</b>

### PURPOSE

Advantis Real Estate Services has submitted an application for a Minor Modification to the existing Conditional Use Permit for Carrboro Plaza at 104 Highway 54. The request would allow the construction of one additional two-story building on the site with associated parking. The Administration requests that the Board of Aldermen review, deliberate and make a decision regarding the conditional use permit minor modification request.

### INFORMATION

Advantis Real Estate Services has submitted an application for the construction of a two-story building at Carrboro Plaza. The application has been processed as a minor modification to the existing CUP, which was originally issued on November 27, 1984. The one additional proposed building would increase the total amount of commercial square footage on the site from the current 125,948sf to 131,996sf (an increase of 5%). The building would be located in the northwest corner of the lot between the existing Food Lion grocery store and the existing State Employees Credit Union building. A detailed staff report analyzing the proposed development is included as **Attachment B**.

### RECOMMENDATION

The Administration recommends that the Board of Aldermen adopt the attached resolution approving the minor modification to the Carrboro Plaza Conditional Use Permit, subject to the following condition:

1. That the applicant shall provide to the Zoning Division, prior to being issued a certificate of occupancy, or prior to the release of a bond if some features are not in place at the time of the issuance of the certificate of occupancy, mylar and digital as-builts for the stormwater-related features of the project. Digital as-builts must be in DXF format and must include a base map of the whole project and all separate plan sheets. As-built DXF files must include all layers or tables containing storm drainage features. Storm drainage features must be clearly delineated in a data table. The data must be tied to horizontal controls.