

BOARD OF ALDERMEN

ITEM NO.: E(3)

AGENDA ITEM ABSTRACT

MEETING DATE: FEBRUARY 3, 2004

TITLE: MINOR MODIFICATION TO THE PACIFICA AIS CUP

DEPARTMENT: PLANNING DEPARTMENT	PUBLIC HEARING: YES ___ No <u>X</u>
ATTACHMENTS: A. SITE PLANS B. STAFF REPORT C. CONDITIONAL USE PERMIT D. APPLICANT'S MODIFICATION LETTER E. REVISED LIGHTING DETAIL F. APPLICANT'S JUSTIFICATION FOR PLACING A LIMIT ON THEIR CONTRIBUTION TO CONSTRUCTION OF A HANNA STREET SIDEWALK. G. APPLICANT'S JUNE 9 TH , LETTER REQUESTING COST REDUCTION MEASURES. H. SIDEWALK COST ESTIMATE I. HANNA RIDGE CUP (1999) J. BUILDING ELEVATIONS K. CITIZEN LETTER REGARDING SIDEWALK CONSTRUCTION COST LIMIT. L. RESOLUTION	FOR INFORMATION CONTACT: JEFF KLEAVELAND, 918-7332

PURPOSE STATEMENT

Mr. Giles Blunden (representing Carrboro Collaborative Development Association) has submitted an application for a *Minor Modification* to the existing Conditional Use Permit issued for the 46-unit Pacifica Architecturally Integrated Subdivision (AIS). The Administration requests that the Board of Aldermen review, deliberate, and make a decision regarding the conditional use permit minor modification.

INFORMATION

Carrboro Collaborative Development Association has submitted an application for making changes to the approved site plans. The changes involve the location of affordable housing units, changes to the size of the units, as well as other site plan modifications. The applicant also wants to cap their contribution to the proposed Hanna Street sidewalk to \$50,000. The application has been processed as a minor modification to the existing CUP, which was issued on June 24th, 2003.

ANALYSIS

(See Staff Report- Attachment B)

RECOMMENDATION

The Administration recommends that the Board of Aldermen adopt the attached resolution approving the minor modification to the Pacifica Conditional Use Permit subject to the following conditions:

1. That the seven units considered affordable be changed to: 107, 115, 131, 139, 149, 191, 193.
2. That the twelve lots reserved for size-limited units be changed to: 107, 115, 131, 137, 147, 155, 159, 163, 171, 181, 191, 193.

Also, the Board is requested to make a decision regarding lighting. If the proposed lighting design is approved, then staff recommends the following condition:

3. That the solar lighting battery is sufficiently housed to protect public safety and the environment and, that structural information be provided to the Town to demonstrate the design's ability to withstand an 80 mph wind-load as required for structures by the North Carolina State Building Code.

Lastly, the Board is requested to make a decision regarding the requested cap on the applicant's contribution to the Hanna Street sidewalk at \$50,000. As a reminder, staff recommends that the Board uphold the terms of the original condition which states:

“That the developer shall reimburse the Town of Carrboro for 50% of the cost of designing and installing an integral pour sidewalk on the low side of Hanna Street extending from the Pacifica property to the intersection with North Greensboro Street.”