

BOARD OF ALDERMEN

ITEM NO.: A(1)

AGENDA ITEM ABSTRACT

MEETING DATE: MARCH 9, 2004

TITLE: PUBLIC HEARING FOR A MINOR MODIFICATION TO THE CARRBORO COMMUNITY HEALTH CENTER CONDITIONAL USE PERMIT

DEPARTMENT: PLANNING DEPARTMENT	PUBLIC HEARING: YES <u>X</u> No <u> </u>
ATTACHMENTS: A. PROJECT PLANS B. STAFF REPORT C. LAND USE PERMIT APPLICATION D. ORIGINAL CONDITIONAL USE PERMIT E. APPLICANT'S PARKING JUSTIFICATION LETTER F. APPLICANT'S LETTER IN RESPONSE TO 'POSSIBLE FUTURE RIGHT-OF-WAY' REQUEST G. RECOMMENDATION STATEMENT FROM TRANSPORTATION ADVISORY BOARD H. PROPOSED BUILDING ELEVATION SHEET I. RECOMMENDATION STATEMENT FROM APPEARANCE COMMISSION J. NEIGHBORHOOD INFORMATION MEETING DOCUMENTATION K. COMMENT FROM CITIZEN L. RESOLUTION APPROVING MINOR MODIFICATION	FOR INFORMATION CONTACT: MARTY ROUPE, 918-7333

PURPOSE

Michael Hammersly, on behalf of Piedmont Health Services Incorporated, has submitted an application for a minor modification to an existing Conditional Use Permit (CUP) to allow the addition of a corporate office to the existing building located at 401 Lloyd Street. The request would allow the construction of one additional one-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

The CUP for the Carrboro Community Health Center was originally issued on September 1, 1992. The application currently before the Board involves an addition to the existing building on the site. The 'future building addition' was referenced on the original CUP plans for the project, but no detailed site plan work was completed at that time for this portion of the project. If approved, the minor modification would allow the addition of a one-story, 5,998 square foot office building, which would be used as corporate office space (Use 3.220). Approval of the minor modification request also would allow the

construction of associated site improvements including additional parking spaces. The existing building on the site is a community health center. A detailed staff report is attached (**Attachment B**).

RECOMMENDATION

Recently Adopted Policy:

As a reminder, the Board of Aldermen recently adopted a new policy, which in part states “it is anticipated that no action will be taken on items involving a public hearing until at least the first regular meeting following the completion of the public hearing.” For this particular public hearing, the Administration reminds the Board of their September 16, 2003 action directing staff to expedite the review of this project to the extent it is possible to do so. With expedition in mind, the Board may wish to consider waiving the new policy on this particular occasion.

Administration’s Recommendation:

The Administration recommends that the Board of Aldermen adopt the attached resolution approving the Minor Modification to the Carrboro Community Health Center Conditional Use Permit, subject to the following conditions:

1. That the construction plans for the project must include a gate enclosure so as to fully screen the dumpster area from all angles and off-site viewpoints;
2. That the property owner must work with the Town’s GIS Administrator to satisfactorily resolve the permanent, physical address for the subject property. If an address change is necessary, then the property owner and/or any tenants using the property must begin using the new address within three (3) years of the date of issuance of this CUP Modification, unless a development application is brought forth for the neighboring property (301 Lloyd Street) before that time, in which case the new address must be utilized by the date of approval for the development application on the neighboring property.

Additionally, the Board may wish to consider discussing with the applicant the possibility of reducing the number of proposed parking spaces on the site and/or the possibility of incorporating a semi-pervious paving treatment for some number of parking spaces.