

BOARD OF ALDERMEN

ITEM NO. B(1)

AGENDA ITEM ABSTRACT

MEETING DATE: OCTOBER 24, 2006

SUBJECT: CONDITIONAL USE PERMIT REQUEST FOR COMBINATION USE BUILDINGS AT 211 LLOYD STREET.

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. TRIP GENERATION SHEET FROM APPLICANT E. JUSTIFICATION LETTER FROM APPLICANT F. E-MAIL CORRESPONDENCE BETWEEN RAILROAD AND APPLICANT G. SECTION 15-55.1 OF LAND USE ORDINANCE H. INFORMATION RELATED TO NEIGHBORHOOD MEETING I. APPEARANCE COMMISSION RECOMMENDATION FOR ALTERNATIVE DESIGN STANDARDS J. SUMMARY SHEET OF STAFF AND ADVISORY BOARD RECOMMENDATIONS K. ADVISORY BOARD RECOMMENDATIONS L. CONDITIONAL USE PERMIT WORKSHEET	FOR INFORMATION CONTACT: JAMES THOMAS, 918-7335

PURPOSE

Jack Haggerty has submitted an application for a Conditional Use Permit to allow for the construction of three combination-use buildings to be located at 211 Lloyd Street. Pursuant to Section 15-46(a) of the Town of Carrboro Land Use Ordinance, the proposed mixed use development shall be processed as a Conditional Use Permit (CUP). Prior to reaching a decision on a request for a CUP, the Board of Aldermen must hold a public hearing to receive input.

INFORMATION

Jack Haggerty, Architect is requesting a Conditional Use Permit for the vacant property locate at 211 Lloyd Street, further identified as Orange County Tax Number 7.93.E.1A. Three building are proposed for the lot and square footage of Building #1 is 2,304 square feet, Building #2 is 5,677 square feet, Building #3 is 5,466 square feet.

The use will be a Combination Use- Use #27.000 and consist of the following uses: #2.120- low volume retail, #2.130- wholesale sales, #3.110- office, clerical, research, #3.120- doctor, dentist, #3.150- copying/printing center, #4.100- manufacturing, processing, #5.120- trade/vocational school, #5.130- college/university office, #5.310- libraries, museums, #5.320- libraries, museums, #5.300- social clubs,

#6.140- community centers. A detailed staff report analyzing the proposed project is attached – see **Attachment B**.

RECOMMENDATION

Town Staff recommends that the Board of Aldermen consider the project, decide whether to support and/or modify any of staff’s recommendations as related to the Conditional Use Permit application for construction of three combination use buildings (use #27.000) at 211 Lloyd Street, subject to the following recommendations/conditions:

1. That the Hosiery Street sidewalk continue to the western property line at the railroad right-of-way and be shown accordingly on construction plans for the project.
2. That the applicant shall provide a six-foot opaque visual obstruction along the northern property line and that such obstruction shall be shown on the construction plans.
3. That the applicant must receive permission to conduct construction operations and to complete off-site improvements in the adjacent railroad right-of-way. Evidence of formal permission must be submitted and approved by the Town Attorney prior to the approval of construction plans for the project. If permission is not forthcoming, then the necessary changes to the site design will be subject to the provisions of Section 15-64 of the LUO including possibility of a Major Modification and associated public hearing to consider all necessary changes.
4. That the Board of Aldermen finds the parking ratio of 1 space per 320 square feet is acceptable based on evidence submitted by the applicant suggesting that the expected mix of uses in the building will produce a parking demand in accordance with this ratio.