Conditional Use Permit Application
209, 211 & 213 Lloyd Street

Owner-	Ontjes Properties, LLC 3 Iris Lane, Chapel Hill, NC 919 929 6933
Applicant -	Jack Haggerty Architect 205 W. Main St., Ste. 213 Carrboro, NC 27510 919 967 5191
Designer -	Jack Haggerty, Architect
Civil Engineer-	Steve Addy, PE S.G.I. Technical Services 200 N. Greensboro St., Ste. B-13A Carrboro, NC 27510
Proposed Project-	Lloyd St. Bldg. 2
Address -	209, 211 & 213 Lloyd St.
PIN-	9778-97-2072
TMBL -	7.93.E.1A
Zoning -	C.T.
No. of Lots -	1
Tract Size -	33,583. s.f. .77 ac.
Existing Use -	vacant
Proposed No. of Buildings -	3
Proposed Floor Area (total) -	Bldg. 1 - 2,304 s.f. Bldg. 2 - 5,677 s.f. Bldg. 3 - 5,466 s.f. Total - 13,447 s.f.
Proposed Impervious Surface -	.49 ac / 21,325 s.f./ 67% of lot
Proposed Uses, Required Parking Ratio -	2.120 (low volume retail) / 1 space : 400 s.f. 2.130 (wholesale sales) / 1 space : 400 s.f. 3.110 (office, clerical, research) / 1 space : 200 s.f. 3.120 (office, clerical, research) / 1 space : 400 s.f. 3.130 (doctor, dentist) / 1 space : 150 s.f. 3.150 (copying/printing center) / 1 space : 200 s.f. 4.100 (manufacturer, processing) / 1 space : 200 s.f. (L.U.O. Sections 15-161 - 15-169 will be addressed if/when a 4.100 occupies the proposed buildings.) 5.120 (trade/vocational school) / 1 space : 100 s.f. 5.130 (college/university offices) / 1 space : 150 s.f. 5.310 (libraries, museums, etc) / 1 space : 200 s.f. 5.320 (libraries, museums, etc.) / 1 space : 300 s.f. 5.400 (social clubs) / 1 space : 300 s.f. 6.140 (community center) / 1 space : 200 s.f. 27.000 Combination Use* - this project will be a mix of uses and not one defined use throughout
Proposed Parking -	31 standard spaces 9 compact spaces 2 accessible spaces 4 bike racks - 8 bike parking capacity Total - 42 spaces / 1 space : 320 s.f. (not including bike racks)
Building Ht. from Street -	2 stories, Bldg. 1 - 28'6", Bldg. 2 - 33'3" & Bldg. 3 - 33'3" 3 stories (from western pkg. lot), Bldg. 2 - 44'-0", Bldg. 3 - 44'2"
Max. Stories Allowed -	3 Stories

Owner will maintain property in accordance with Carrboro Land Use Ordinance Section 15-67 so that all facilities described in these documents can be used or will perform in manner intended.

General Contractor is required to coordinate and conduct an on-site pre-construction meeting with applicable approving agencies prior to any site disturbances.

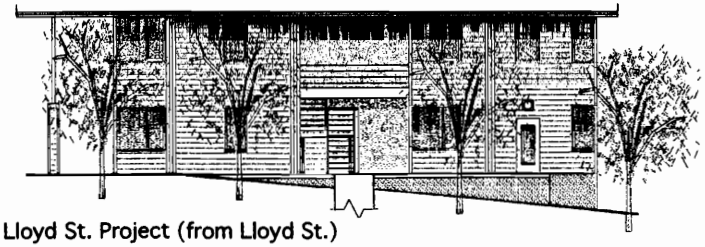
No vehicles, equipment, materials or construction waste shall be placed or stored within the public right of way. At no time shall construction related vehicles or equipment be permitted to park within street area. The Contractor shall designate on-site parking for construction related employee parking.

General Contractor shall maintain a construction entrance to prevent and minimize the off-site transport of mud, stone, or other construction related materials. All material deposited on public roadways/street shall be removed immediately.

General Contractor shall furnish and maintain traffic control devices, barriers, and/or flagmen in accordance with NCDOT Manual on Uniform Traffic Control Devices and Operations for application when working within the public right of way.

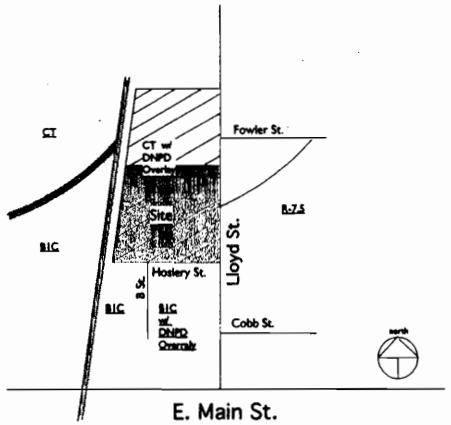
Any tenant whose use is classified as 4.100 must, at all times, be in compliance with LUO Ordinances 15-161 - 15- 169.

Stormwater Facility As-Builts - Owner/Applicant shall provide to the Zoning Division, prior to issuance of the Certificate of Occupancy, or before the release of a bond if some features are not yet in place at the time of granting the Certificate of Occupancy, mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be in dwf 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 shall be clearly delineated in a data table. The data will be tied to horizontal controls.



Lloyd St. Project (from Lloyd St.)

Lloyd St. Project (from other side of r.r. tracks)



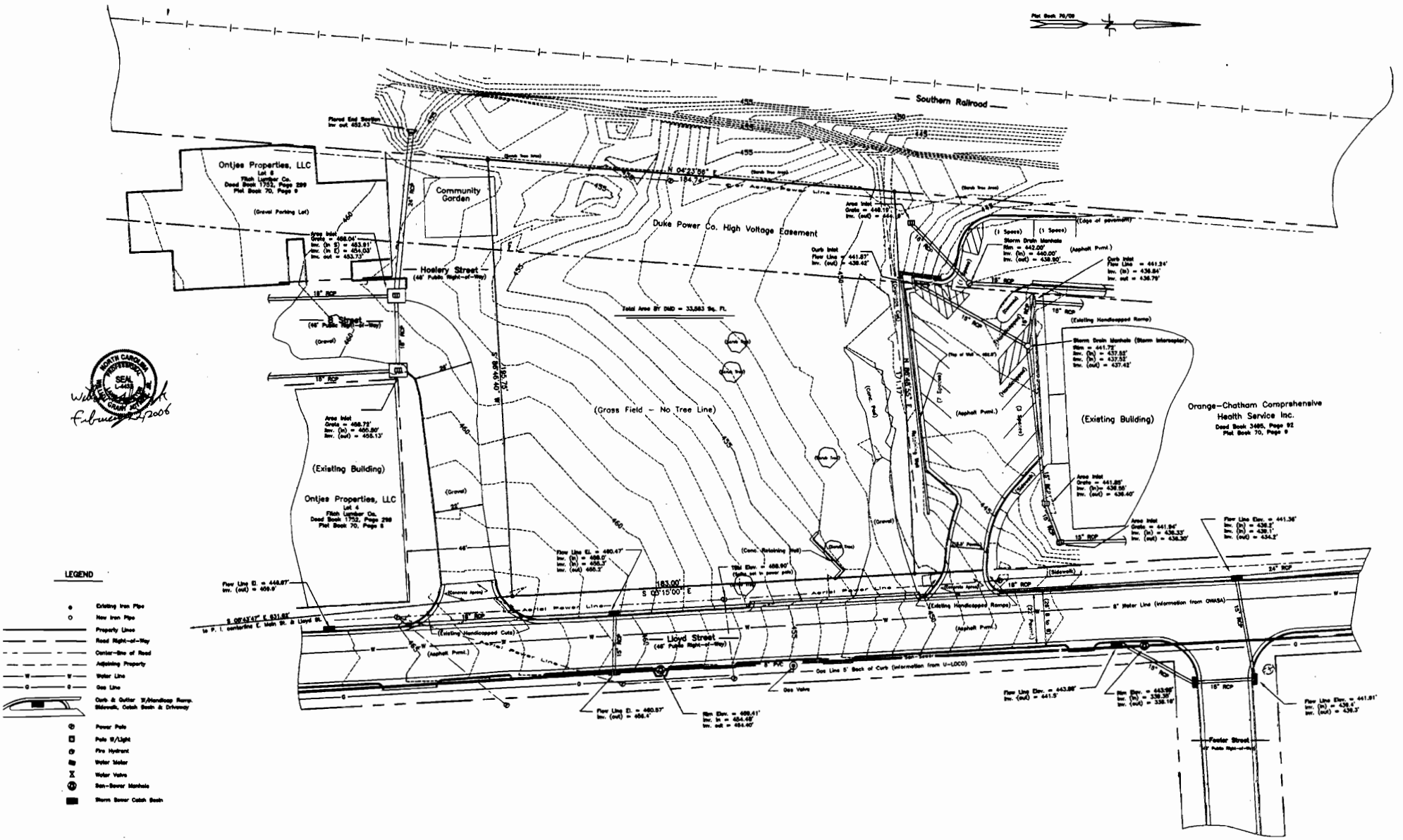
Location Map - NTS

Sheet Index

Cover - Location Map & Project Notes
Survey - Existing Condition
SP-1 - Site Plan
SP-2 - Parking and Landscaping Plan
C-1 - Grading and Drainage Plan
C-2 - Utility Plan
C-3 - Erosion Control Plan
C-4 - Details
C-5 - Utility Details
C-6 - Bio-Retention Gardens
A-1 - Building Plans
A-2 - Building Elevations

C.U.P. Application
11/04/05 3/1/06 4/12/06 7/31/06 8/28/06
COVER

ATTACHMENT A



NOT FOR RECORDING, CONVEYANCE OR SALES

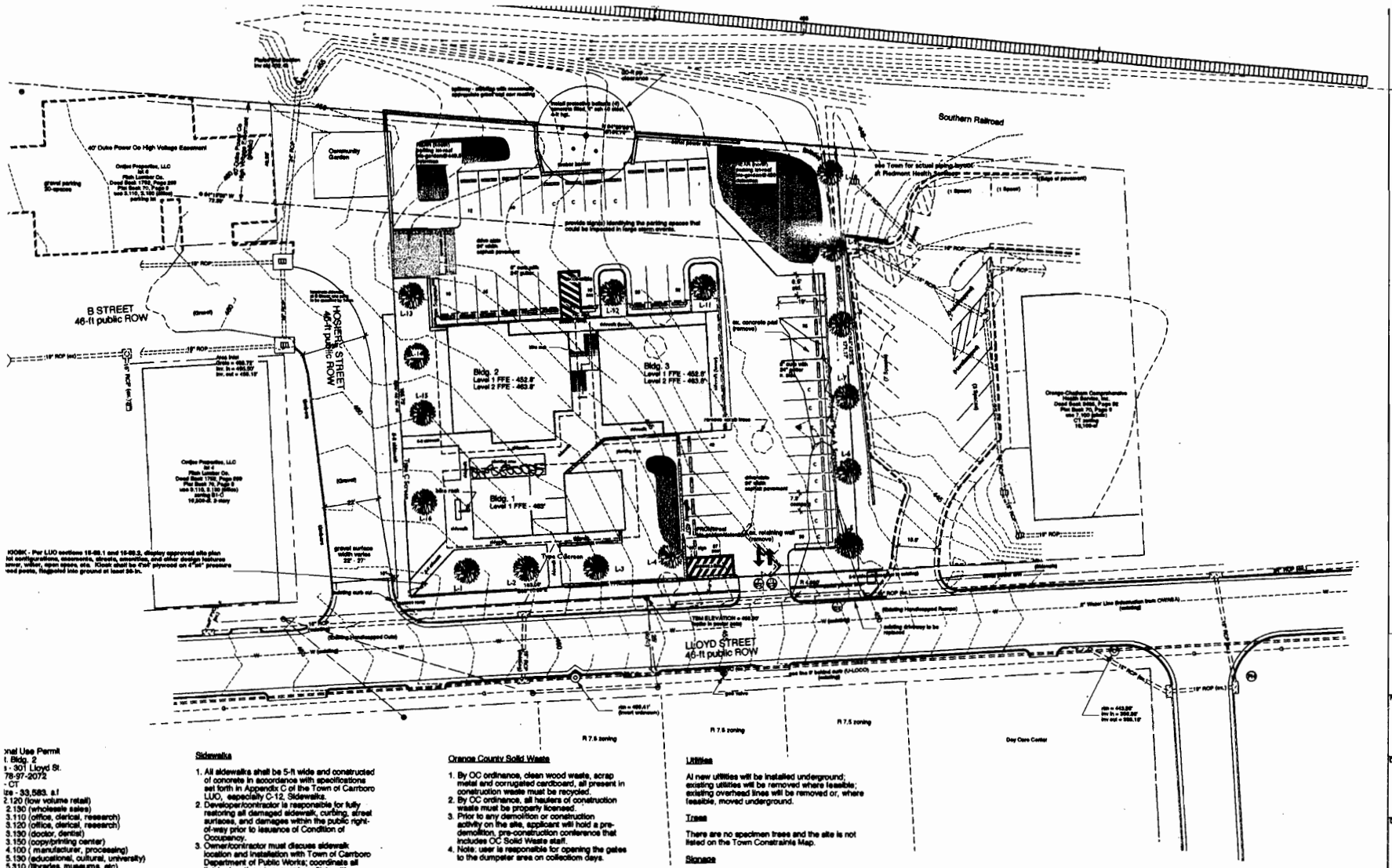
REVISIONS:

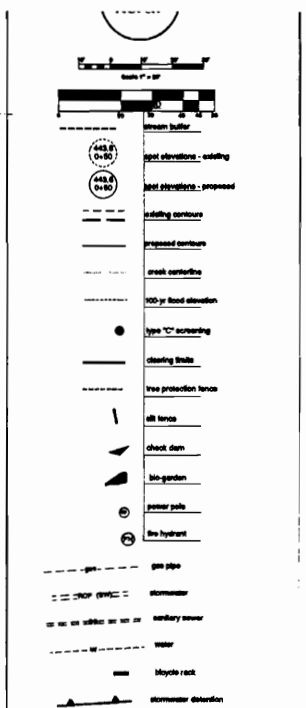
REFERENCES
Deed Book 3630, Page 309
Plat Book 70, Page 69
PIN 9779-97-9972 Tax Map 7.03.6.14

PROJECT
Topographical Survey of
Lot - 3 Fitch Lumber Company
for
Ontjes Properties, LLC

JOYNER CONSTRUCTION SURVEYORS
110 W. Main St. Suite 2A
Carrboro, N. C. 27510

A-2





All topographic and boundary information is from survey drawings provided by Joyner Construction Surveys, Inc. Prior to beginning field activities, contractor should verify locations of all existing utilities, structures, and other appurtenances both aboveground and below. It will be contractor's responsibility to report deviations from design drawings. Contractor will be responsible for repairs to damages and site restoration.

PRELIMINARY - NOT FOR CONSTRUCTION

SGI Technical Services
200 North Greensboro Street Suite B-19A
Carrboro, NC 27510
phone: (919) 942-7612 fax: (919) 942-8647
email: sgia@earthlink.net

Project Name:

209, 211 & 213 Lloyd St. Conditional Use Permit (CUP)

Developer/Owner/Applicant:

Ontjes Properties, LLC
3 Iris Lane
Chapel Hill, NC 27514

Drawing Title:

SITE PLAN

Revisions:

Number	Description	Date
	second submittal	Mar 2006
	third submittal	Apr 2006
	utility, grading mods	May 2006

Drawn by: BAA
Checked by:
Sheet ____ of ____
Date: 31 July 2006
Scale: 1"=20'

SP-1

onal Use Permit
i. Bldg. 2
s - 301 Lloyd St.
78-97-2072
- CT
ize - 33,583. s.f
2.120 (low volume retail)
2.130 (wholesale sales)
3.110 (office, clerical, research)
3.120 (office, clerical, research)
3.130 (doctor, dentist)
3.150 (copy/printing center)
4.100 (manufacturer, processing)
5.130 (educational, cultural, university)
5.310 (libraries, museums, etc)
5.320 (libraries, museums, etc)
5.400 (social clubs)
6.140 (community center)
7.000 (combination use)

s: front, back and sides 0'
ories: 3
: 42 spaces (2 acc, 13 compact)
k: 2
ea: 13,294-sf

Sidewalks

1. All sidewalks shall be 5-ft wide and constructed of concrete in accordance with specifications set forth in Appendix C of the Town of Carrboro LUO, especially C-12, Sidewalks.
2. Developer/contractor is responsible for fully restoring all damaged sidewalk, curbing, street surfaces, and damages within the public right-of-way prior to issuance of Condition of Occupancy.
3. Owner/contractor must discuss sidewalk location and installation with Town of Carrboro Department of Public Works; coordinate all finish elevations to prevent conflicts with drainage, access, utilities and services.

Fire Lane Striping

fire lane striping will be coordinated with the Carrboro Fire Marshal prior to issuance of a CO per chapter 12 of the Carrboro Town Code

Orange County Solid Waste

1. By OC ordinance, clean wood waste, scrap metal and corrugated cardboard, all present in construction waste must be recycled.
2. By OC ordinance, all haulers of construction waste must be properly licensed.
3. Prior to any demolition or construction activity on the site, applicant will hold a pre-demolition, pre-construction conference that includes OC Solid Waste staff.
4. Note: user is responsible for opening the gates to the dumpster area on collection days.

Orange County Erosion Control (see sheet C-3)

Land disturbing activities shall be conducted in accordance with requirements of NCDENR Land Quality Division and Orange County Erosion Control Authority.

Utilities

All new utilities will be installed underground; existing utilities will be removed where feasible; existing overhead lines will be removed or, where feasible, moved underground.

Trees

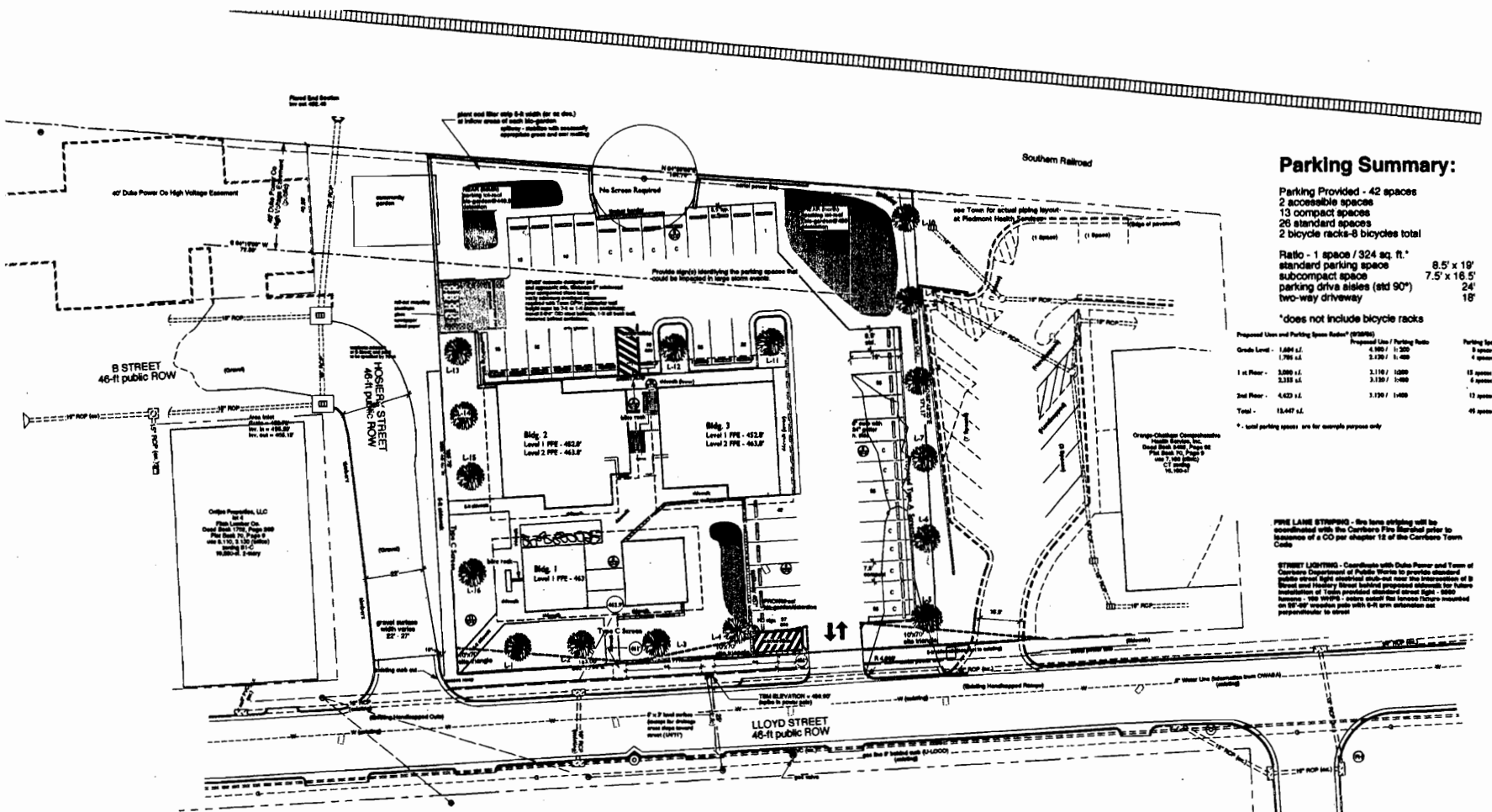
There are no specimen trees and the site is not listed on the Town Constraints Map.

Signage

No signage is proposed for this site at this time.

FIRE LANE STRIPING - fire lane striping will be coordinated with the Carrboro Fire Marshal prior to issuance of a CO per chapter 12 of the Carrboro Town Code

A-3



Landscape Schedule

Mark	Species	Size	Shade Provided	Mark	Species	Size	Shade Provided
L-1	Willow Oak	1-1/4"	———	L-10	Holly - Nelly Stevens	1-1/4"	———
L-2	Red Maple	1-1/4"	———	L-11	Laurel Oak	1-1/4"	707 s.f.
L-3	Willow Oak	1-1/4"	———	L-12	Laurel Oak	1-1/4"	707 s.f.
L-4	Japanese Maple	1-1/4"	———	L-13	Laurel Oak	1-1/4"	314 s.f.
L-5	Willow Oak	1-1/4"	314 s.f.	L-14	Willow Oak	1-1/4"	———
L-6	Holly - Nelly Stevens	1-1/4"	157 s.f.	L-15	Holly - Nelly Stevens	1-1/4"	———
L-7	Holly - Nelly Stevens	1-1/4"	157 s.f.	L-16	Laurel Oak		
L-8	Holly - Nelly Stevens	1-1/4"	157 s.f.				
L-9	Holly - Nelly Stevens	1-1/4"	———				

Shading Calculation - Vehicle Accomodation Area - 12,250 s.f. (x.2) = 2,450 s.f.
Shading Provided (see Landscape Schedule above) - 2,593 s.f.

Landscape Notes

1. No significant trees are to be removed.
2. At installation, trees shall be not less than 6-ft tall with caliper of 3/4" to 1-1/4". Shrubs shall be not less than 14" tall.
3. Owner is responsible for continued proper maintenance of all landscaping materials. Dead or unhealthy plants must be replaced within one year or by next planting season whichever occurs first.
4. All new plant material should meet or exceed the standards of the American Standard for Nursery Stock
5. Planting holes should be at least 1/3 larger than root ball
6. Mulching 3"-4" deep is mandatory
7. All plants should be soaked throughly with water at planting time and once a week thereafter during first growing season
8. Areas between indicated plantings shall be mulched.

Biogarden /Rainwater Detention Area Planting Notes

see sheets C-1, C-6

Screening Note

Per Town of Carrboro LUO, Section 15-308, no screening is required between the proposed project and the railroad (to the west). A Type "C" screen is shown along Hosiery St. (to the south) and Lloyd St. (to the east).
To the north, we are proposing a screen comprised of the existing concrete
retaining wall combined with proposed trees. We believe this will satisfy the
presumptive standard described in Sections 15-306, 307 and 308.

Plantings in Duke Power Transmission Easement Note

In addition to the plantings in the biogarden/rainwater detention areas, additional plantings will be done by the Owner. Plantings will be chosen from Duke Power's approved list for this location and will not include any plantings listed in Town of Carrboro Land Use Ordinance 5-17, List of Invasive Species.

Bioretention Area Maintenance Schedule

1. Visually inspect soil monthly. Repair damage caused by erosion, etc.
2. Remove void areas in organic layer whenever necessary and add additional mulch where needed at least once per year in the spring.
3. Remove and replace all dead and/or diseased vegetation that is beyond treatment twice per year during the periods from 3/15 to 4/30 and from 10/1 to 11/30.
4. Treat all diseased trees and shrubs whenever signs of disease or insect infestation are observed.
5. After completion of planting, water plant material; water regularly at the end of each day for 14 consecutive days.
6. Replace deficient stakes or wires whenever needed.
7. Remove support stakes and wires at the end of the first year.
8. For additional information, consult NCDENR BMP manual.
9. Owner is responsible for maintenance of water quality enhancement devices.

Site Triangles

10'x70' site triangle shall be free of construction and plants greater than 2-ft height.

North

LEGEND

- stream buffer
- 443.6 0+50 / 443.6 0+50 — spot elevations - existing / spot elevations - proposed
- existing contours
- proposed contours
- creek centerline
- 100-yr flood elevation
- type "C" screening
- clearing limits
- tree protection fence
- silt fence
- check dam
- bio-garden
- power pole
- fire hydrant
- gas — gas pipe
- RCP (SW) — stormwater
- SS — sanitary sewer
- W — water
- bicycle rack
- stormwater detention

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email: sgi@earthlink.net

Project Name:

209, 211 & 213 Lloyd St. Conditional Use Permit (CUP)

Developer/Owner/Applicant:

Ontjes Properties, LLC
3 Iris Lane
Chapel Hill, NC 27514

Drawing Title:

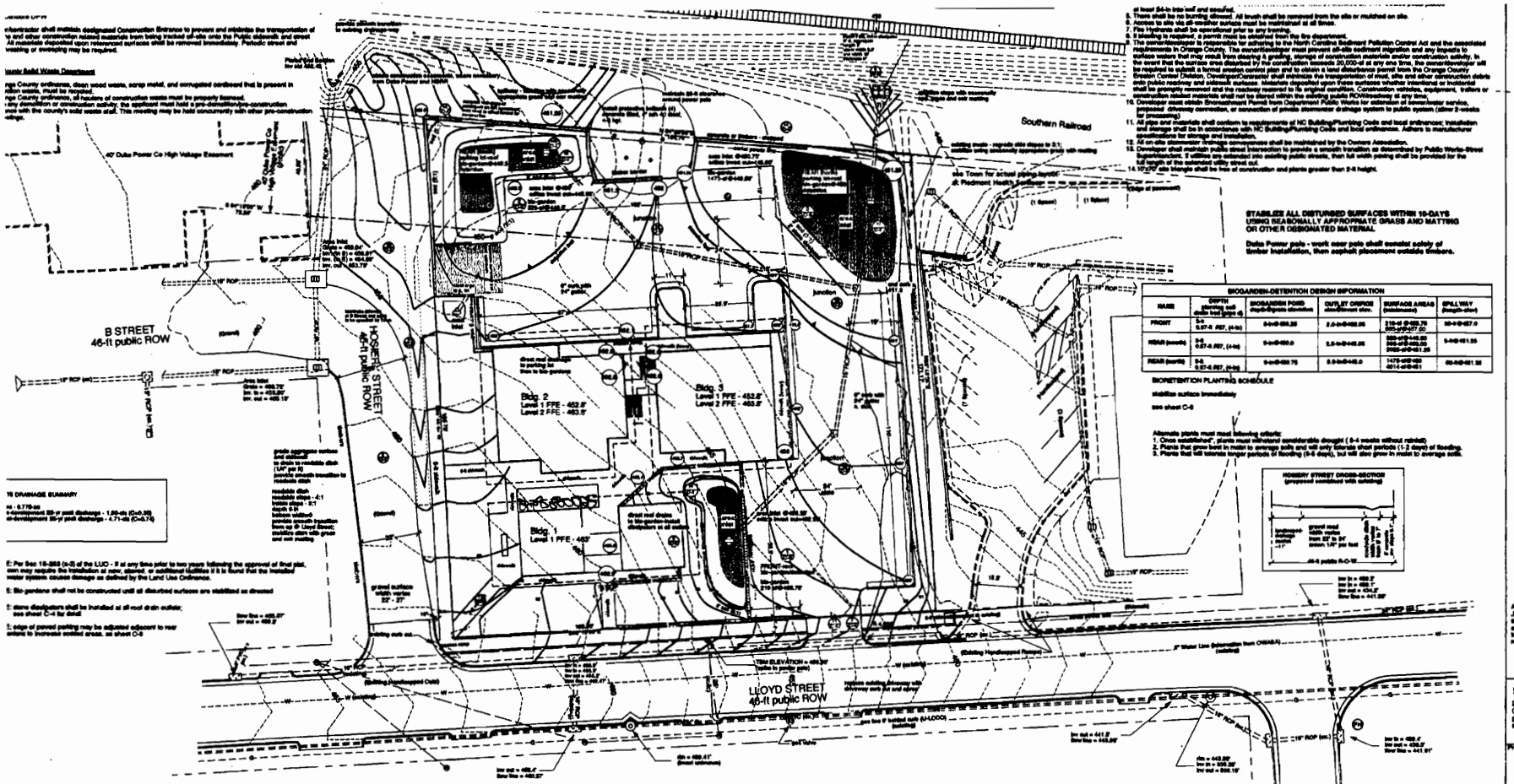
PARKING and LANDSCAPING

Revisions:

Number	Description	Date
	second submittal	Mar 2006
	third submittal	Apr 2006
	utility, grading mods	May 2006

Drawn by: SAA
Checked by:
Date: 31 July 2006
Sheet: ___ of ___
Scale: 1"=20'

SP-2



BIOGARDEN-DETENTION DESIGN INFORMATION

NAME	DEPTH (Bottom and depth of soil bed (plan d)	BIORAIN/IN POND depth/elevation	OUTLET ORIFICE diam/invert elev.	SURFACE AREAS (min/max)	SPILLWAY length-elevt
FRONT	0-6 0.5/7-0 .667, (4-hr)	0-6=0-466.33	2.0-in=0-448.08	210-sf @466.75 265-sf@467.00	50-in=0-467.0
REAR (north)	0-6 0.5/7-0.667, (4-hr)	0-6=0-460.0	1.5-in=0-445.08	222-sf@445.83 280-sf@446.00 0=0-sf=0-461.25	5-in=0-461.25
REAR (north)	0-6 0.5/7-0.667, (4-hr)	0-6=0-460.75	2.0-in=0-445.0	1475-sf@461 4614-sf=0-463	50-in=0-461.50

Bldg. 1 DRAINAGE SUMMARY
Pre-development 25-yr peak discharge - 1.99-cfs (Q=0.28)
Post-development 25-yr peak discharge - 4.71-cfs (C=0.74)

E: Per Sec 18-365 (b-5) of the LUO - If at any time prior to two years following the approval of final plat, town may require the installation of new, altered, or additional facilities if it is found that the installed water system causes damage as defined by the Land Use Ordinance.

5: Bio-gardens shall not be constructed until all disturbed surfaces are stabilized as directed

5: storm diaphragms shall be installed at all roof drain outlets; see sheet C-4 for detail

5: edge of paved parking may be adjusted adjacent to rear entrance to increase seated areas. as sheet C-6

All topographic and boundary information is from survey drawings provided by Joyner Construction Surveyor, Inc. Prior to beginning field activities, contractor should verify locations of all existing utilities, structures, and other appurtenances both above and below. It will be contractor's responsibility to report deviations from design drawings. Contractor will be responsible for repairs to damages and site restoration.

PRELIMINARY - NOT FOR CONSTRUCTION

SGI Technical Services
800 North Greensboro Street Suite B-13A
Carrboro, NC 27510
phone: (919) 942-7612 fax: (919) 942-3647
email: sgis@earthlink.net

Project Name:

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Developer/Owner/Applicant:

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3 Iris Lane
Chapel Hill, NC 27514

Drawing Title:

GRADING and DRAINAGE

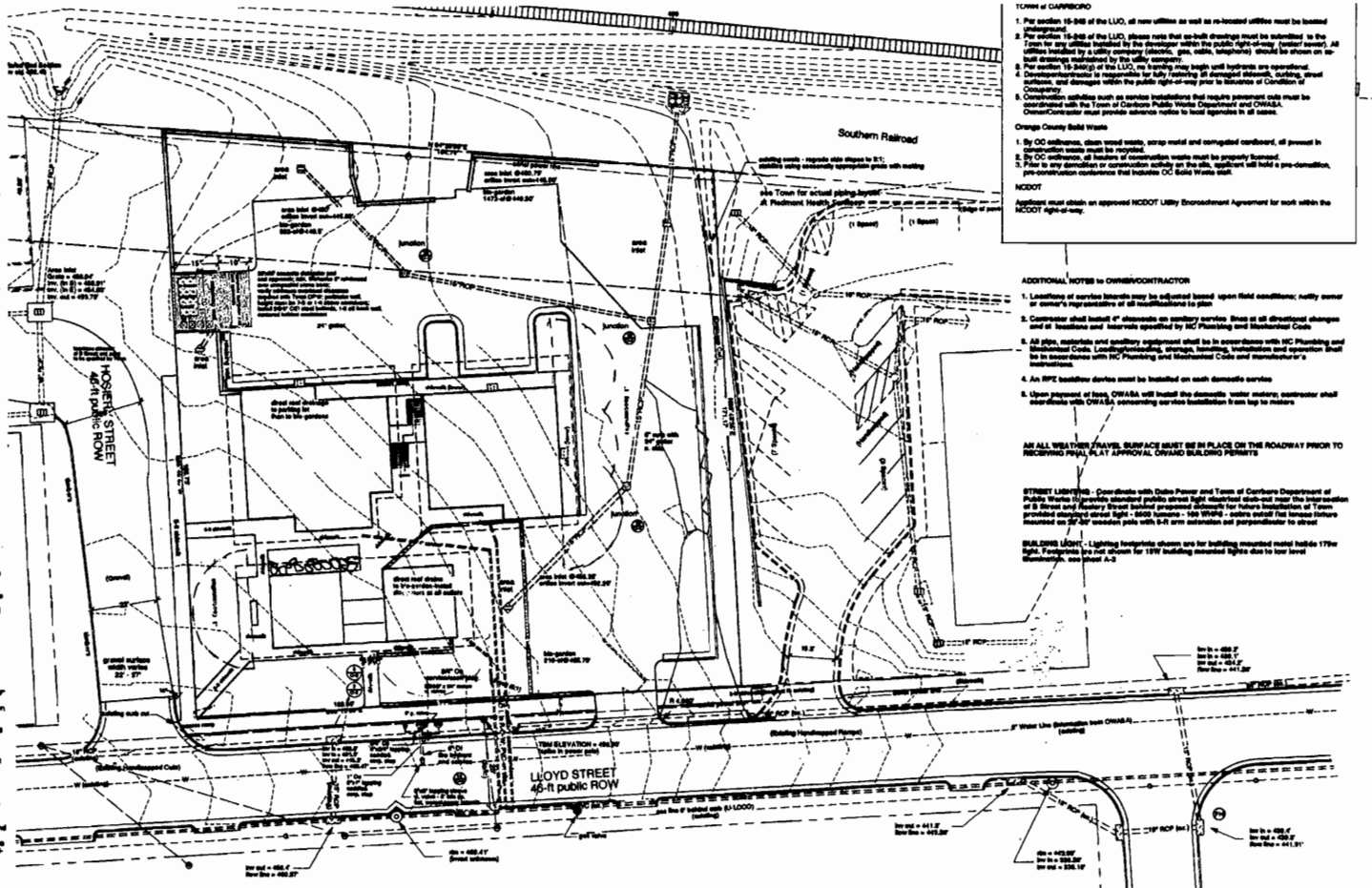
Revisions:

Number	Description	Date
	second submittal	Mar 2006
	third submittal	Apr 2006
	utility, grading mods	May 2006

Drawn by: BAA
Checked by:
Sheet ____ of ____
Date: 31 July 2006
Scale: 1"=20'

C-1

A5



TOWN of CARRBORO

1. Per section 15-246 of the LUO, all new utilities as well as re-located utilities must be located underground.
2. Per section 15-246 of the LUO, please note that as-built drawings must be submitted to the Town for any utilities installed by the developer within the public right-of-way (water/ sewer). All utilities installed by a utility company (electric, gas, cable, telephone) should be shown on as-built drawings maintained by the utility company.
3. Per section 15-240(g) of the LUO, no building may begin until hydrants are operational.
4. Developer/contractor is responsible for fully restoring all damaged sidewalk, curbing, street surfaces, and damages within the public right-of-way prior to issuance of Certificate of Occupancy.
5. Construction activities such as service installations that require pavement cuts must be coordinated with the Town of Carrboro Public Works Department and OWASA. Owner/Contractor must provide advance notice to local agencies in all cases.

Orange County Solid Waste

1. By OC ordinance, clean wood waste, scrap metal and corrugated cardboard, all present in construction waste must be recycled.
2. By OC ordinance, all haulers of construction waste must be properly licensed.
3. Prior to any demolition or construction activity on the site, applicant will hold a pre-demolition, pre-construction conference that includes OC Solid Waste staff.

NCDOT

Applicant must obtain an approved NCDOT Utility Encroachment Agreement for work within the NCDOT right-of-way.

ADDITIONAL NOTES to OWNER/CONTRACTOR

1. Locations of service laterals may be adjusted based upon field conditions; notify owner or owner's representative of all modifications to plan
2. Contractor shall install 4" cleanouts on sanitary service lines at all directional changes and at locations and intervals specified by NC Plumbing and Mechanical Code
3. All pipe, materials and sanitary equipment shall be in accordance with NC Plumbing and Mechanical Code. Loading, unloading, storage, handling, installation and operation Shall be in accordance with NC Plumbing and Mechanical Code and manufacturer's instructions.
4. An RPZ backflow device must be installed on each domestic service
5. Upon payment of fees, OWASA will install the domestic water meters; contractor shall coordinate with OWASA concerning service installation from tap to meters

AN ALL WEATHER TRAVEL SURFACE MUST BE IN PLACE ON THE ROADWAY PRIOR TO RECEIVING FINAL PLAT APPROVAL OR/AND BUILDING PERMITS

STREET LIGHTING - Coordinate with Duke Power and Town of Carrboro Department of Public Works to provide standard public street light electrical stub-out near the intersection of S Street and Hosker Street behind proposed sidewalk for future installation at Town-provided decorative street light - 8400 lumens - 100 WVHPS - colors owhall Flat Ionaire fixture mounted on 20'-30' wooden pole with 6-ft arm extension set perpendicular to street

BUILDING LIGHT - Lighting footprints shown are for building mounted metal halide 175w light. Footprints are not shown for 18W building mounted lights due to low level illumination, see sheet A-2

LEGEND

- stream buffer
- 443.5' 0+50 — spot elevations - existing
- 443.5' 0+50 — spot elevations - proposed
- existing contours
- proposed contours
- creek centerline
- 100-yr flood elevation
- type "C" screening
- clearing limits
- tree protection fence
- silt fence
- check dam
- bio-garden
- power pole
- fire hydrant
- gas — gas pipe
- RCP (SW) — stormwater
- SS — sanitary sewer
- W — water
- mailbox — bicycle rack
- stormwater detention

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Developer/Owner/Applicant:

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Chapel Hill, NC 27514

Drawing Title:

UTILITIES

Revisions:

Number	Description	Date
	second submittal	Mar 2006
	third submittal	Apr 2006
	utility, grading mods	May 2006

Drawn by: SAA

Checked by:

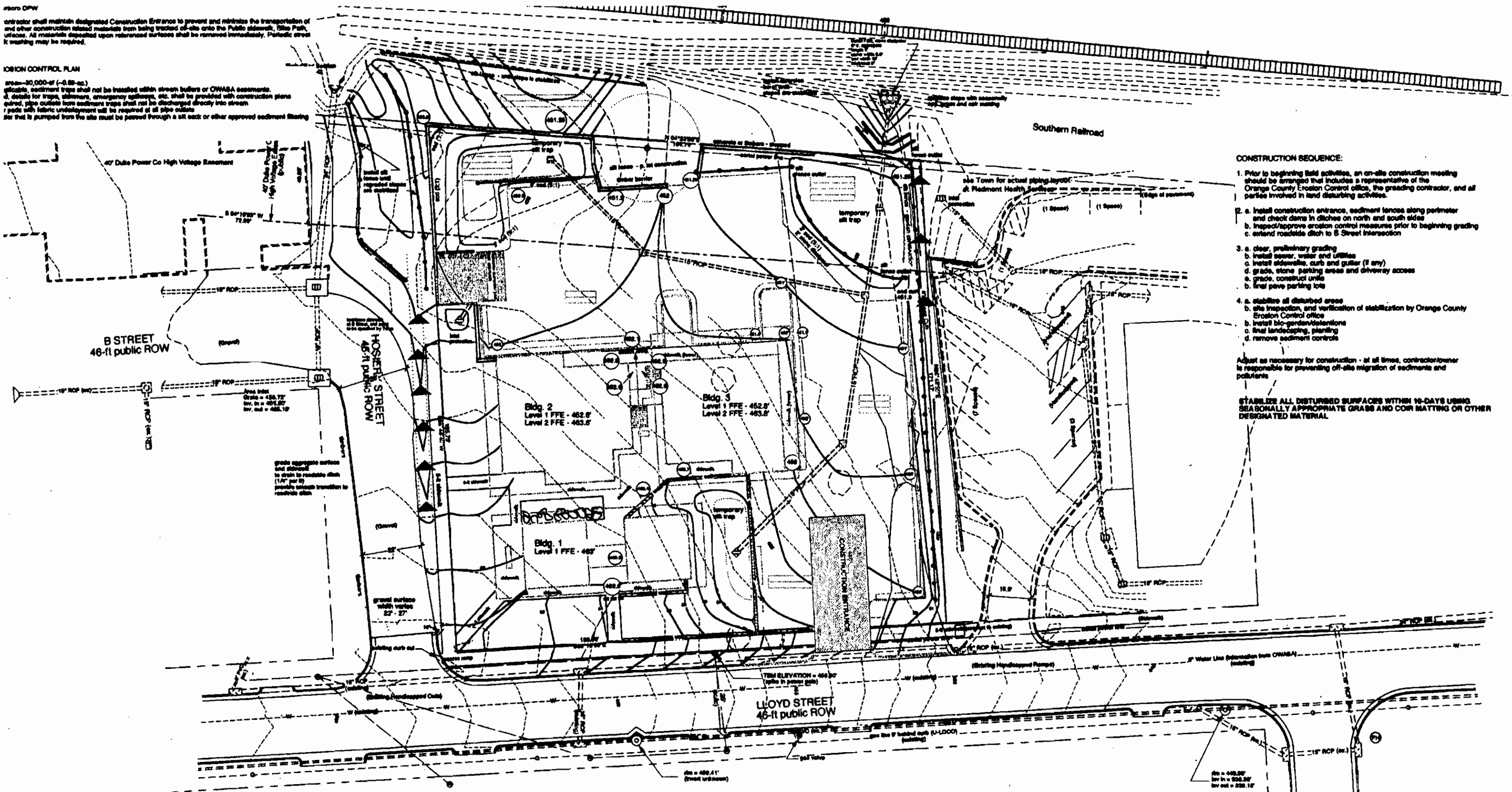
Date: 31 July 2006

Sheet _____ of _____

Scale: 1"=20'

C-2

A-6



CONSTRUCTION SEQUENCE:

1. Prior to beginning field activities, an on-site construction meeting should be arranged that includes a representative of the Orange County Erosion Control office, the grading contractor, and all parties involved in land disturbing activities.

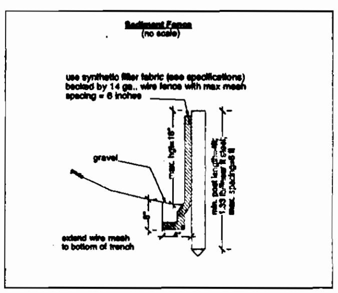
2. a. install construction entrance, sediment fences along perimeter and check dams in ditches on north and south sides
   b. inspect/approve erosion control measures prior to beginning grading
   c. extend roadside ditch to B Street intersection

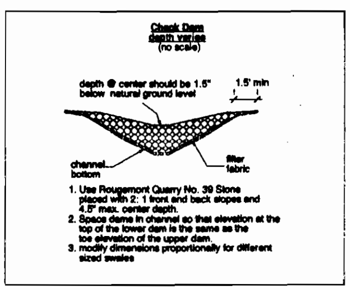
3. a. clear, preliminary grading
   b. install sewer, water and utilities
   c. install sidewalks, curb and gutter (if any)
   d. grade, stone parking areas and driveway access
   e. grade, construct units
   b. final pave parking lots

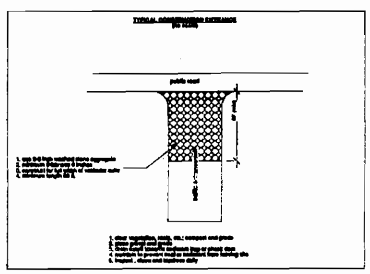
4. a. stabilize all disturbed areas
   b. site inspection, and verification of stabilization by Orange County Erosion Control office
   b. install bio-garden/detentions
   c. final landscaping, planting
   d. remove sediment controls

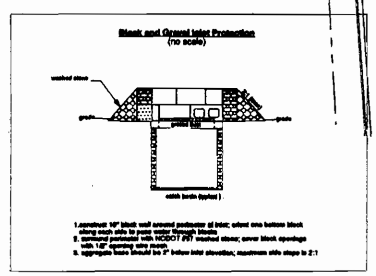
Adjust as necessary for construction - at all times, contractor/owner is responsible for preventing off-site migration of sediments and pollutants

STABILIZE ALL DISTURBED SURFACES WITHIN 10-DAYS USING SEASONALLY APPROPRIATE GRASS AND COIR MATTING OR OTHER DESIGNATED MATERIAL









LEGEND

stream buffer
spot elevations - existing
spot elevations - proposed
existing contours
proposed contours
creek centerline
100-yr flood elevation
type "C" screening
clearing limits
tree protection fence
silt fence
check dam
bio-garden
power pole
fire hydrant
gas pipe
stormwater
sanitary sewer
water
bicycle rack
stormwater detention

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PRELIMINARY - NOT FOR CONSTRUCTION

SGI Technical Services
200 North Greensboro Street Suite B-13A
Carrboro, NC 27510
phone: (919) 942-7612 fax: (919) 942-3647
email: sgisr@earthlink.net

Project Name:

209, 211 & 213 Lloyd St.
Conditional Use Permit (CUP)

Developer/Owner/Applicant:

Ontjes Properties, LLC
3 Iris Lane
Chapel Hill, NC 27514

Drawing Title:

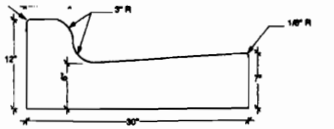
EROSION CONTROL

Revisions:

Number	Description	Date
	second submittal	Mar 2006
	third submittal	Apr 2006
	utility, grading mods	May 2006

Drawn by: SAA
Checked by:
Date: 31 July 2006
Sheet ___ of ___
Scale: 1"=20"
C-3

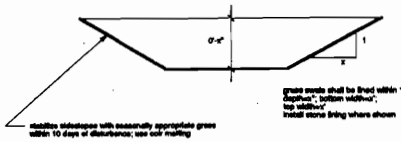
A-7



1. concrete shall be 3000 psi, non-reinforced and air-entrained
2. contraction joints shall be spaced at 10-ft intervals (15-ft spacing will be allowed when a machine is used)
3. construction joints shall be a minimum depth of 1-1/2 inches
4. finish all concrete with curing compound
5. all construction joints shall be filled with joint filler and sealer
6. maintain 60-ft minimum between expansion joints (1/8") and adjacent to all rigid objects

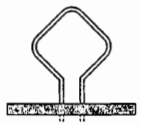
where indicated on drawings.

Stone lining - construct swale and install stone to allow cross-section indicated; minimum layer thickness is 1.5 times stone size; install geofabric liner at stone-soil interface



stabilize sideslopes with seasonally appropriate grass within 10 days of disturbance; use coir matting

grass swale shall be lined within 10-days
depth=6"; bottom width=4';
top width=8'
Install stone lining where shown



2 bike bike rack - galv. tubing
Install in concrete
4 total on project

2. Grading and Composition - Subgrade shall be compacted to 100% AASHTO T99 for depth of 6-in, and then shall be proofrolled in the presence of an engineer. Please found to be loose, soft, or composed of unsuitable materials must be excavated and refilled with suitable material. All embankments and fills shall be made in one-foot horizontal lifts of suitable material. The fill shall be rolled with a sheepsfoot roller after each lift, followed by a wheel roller, eachweighing not less than eight tons.
3. Gravel Base - Base course shall be generally 6-in thick, unless otherwise directed and shall be crushed stone conforming to NCDOT type ABC. The stone base course shall be deployed in 4-in layers, watered as necessary and compacted to 100% AASHTO T99. Contractor shall be responsible for keeping the stone free of contamination by clay or foreign materials. Handling and placement shall be in accordance with NCDOT specifications.
4. Street Surfaces - The asphalt surface course shall meet NCDOT spec. specifications for Type I-2 asphalt or current equivalent. The asphalt shall be placed in one 2-in layer and shall be handled and placed in accordance with NCDOT specifications.
5. When applicable, Public Street Connections and Extensions are subject to the following inspections:
   a. clearing limits and and tree protection fencing prior to tree removal and site grading
   b. erosion control devices
   c. staking for grade and alignment controls of proposed infrastructure improvements
   d. storm drainage construction
   e. water and sewer improvements (OWASA); improvements have to be completed and approved by OWASA
   f. subgrade, roadbase compaction test and proof roll of street soil sub-grade for approval of placement of stone base (developer/contractor to provide fully loaded tandem truck (minimum 30 tons for proof roll inspection); Developer is responsible for coordination and costs associated with third-party density testing of soil, stone and asphalt.
   g. topsoil, roadbase compaction test and proof roll of street stone base course prior to approval for asphalt placement
   h. sidewalk construction - form inspection prior to placement

LEGEND

- stream buffer
- 649.0' (1+50) — spot elevations - existing
- 649.0 (0+80) — spot elevations - proposed
- existing contours
- proposed contours
- creek centerline
- 100-yr flood elevation
- type "C" armoring
- clearing limits
- tree protection fence
- silt fence
- check dam
- bio-garden
- power pole
- fire hydrant
- gas — gas pipe
- SWDP (SWC) — stormwater
- sanitary sewer
- w — water
- bicycle rack
- stormwater detention

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Project Name:

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Developer/Owner/Applicant:

Ontjes Properties, LLC
3 Iris Lane
Chapel Hill, NC 27514

Drawing Title:

DETAILS-1

Revisions:

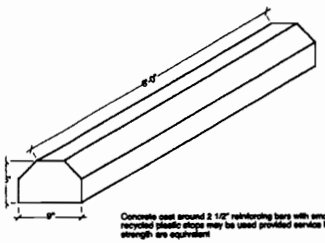
Number	Description	Date
	second submittal	Mar 2008
	third submittal	Apr 2008
	utility, grading mods	May 2008

Drawn by: SAA
Checked by:
Date: 31 July 2008
Sheet: ___ of ___
Scale: n.s.

C-4

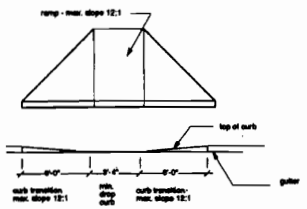
A-8

PARKING STOP
no scale



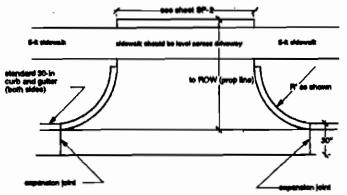
Concrete cast around 2 1/2" reinforcing bars with smooth face; recycled plastic stops may be used provided service life and strength are equivalent

WHEELCHAIR RAMP
CURB TYPE WITH SIDEFLARES
NCDOT STD. 848.01 & 848.02
(no scale)



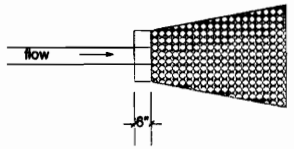
NOTES: If sidewalk beyond the top of ramp is 48-in width or greater, side flare slope may be reduced to 1:10 (if minimum remaining 5-ft curb)
All installations must be approved in advance by Carrboro Public Works

Schauer Entrance
(typical - no scale)
curb cut drive apron



All fill and subgrade shall be compacted to a minimum of 95% of the standard Proctor maximum dry density. Fill shall consist of silty and clayey sands or low plasticity clays and silts with Unified soil classifications SM, SC, CL, and ML. All CABC base course stone shall conform to gradation and plasticity specifications established by NCDOT. All CABC base course stone placed on site should be compacted to a minimum of 100% of the modified Proctor maximum dry density. Level of compaction shall be verified by qualified, independent, third party.

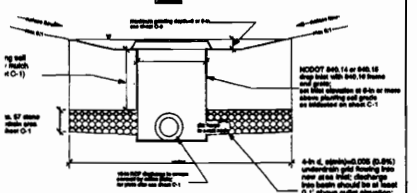
Outlet Dissipator
(no scale)



Rougemont No. 39 stone
underlain by filter fabric

Roof drains:
1. width at pipe outlet=3 x pipe d
2. length beyond end of pipe=4-ft min.
3. width at end=3-ft min.
4. thickness=1.5 x max. aggregate size, (0.5-ft min.)

Stormwater Area
(typical - no scale)
see sheets C-1, SP-2 and C-6

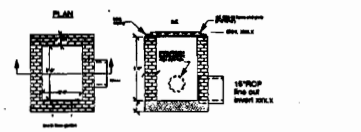


elevation in center of pond exce
same slope
area within zone elevation of
sidewalk

INFORMATION ON SHEETS C-1 and C-6
slop at least 6-ft wide around perimeter of basin

NOTE: maintenance schedule

NCDOT 840.15 Drop Inlet (brick)
(no scale)



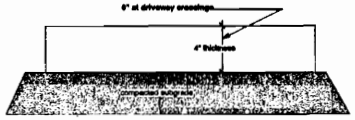
Internal dimensions are for 18" thru 24" diameter pipe only
minimum internal depths ("H") from top of base slab to top of wall are :
12"-0 = 3'-0"
15"-0 = 3'-0"
18"-0 = 3'-0"
24"-0 = 4'-0"

base pad beneath pipe penetrations
(no scale)

1. all drop inlets over 2'-0" depth shall be provided with steps, 1'-0" on centers (psi 840.66)
2. base pad shall be formed and poured in place using 4000 psi, air-entrained concrete
3. all mortar joints are 1/2" +/- 1/8"
4. clean "B" concrete to be used throughout
5. brick masonry drop inlet not to be used in areas subject to traffic
6. junction box may be permitted, concrete block or 4" solid concrete blocks may be used in lieu of clay brick
7. if reinforced pipe is set in base slab of box, add to base as shown
8. for 6'-0" height wall (or less), use minimum 8" wall.
9. see NCDOT Roadside Standard Drawings for additional information
10. alternatively, an equivalent reinforced concrete basin may be used

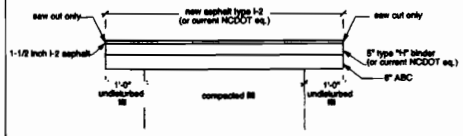
TYPICAL CONCRETE SIDEWALK
(no scale)

Slope sidewalks 1/4" per foot to drain toward adjacent curb & gutter or roadside ditch



NOTES:
1. All concrete shall be minimum 3000 psi
2. All sidewalks shall be constructed with tooled 1/4-inch edge radius
3. All sidewalks shall have broom finish
4. Increase pavement thickness to 6-in at all driveway crossings
5. Compact subgrade to 100% ASHTO T99
6. Pavement width shall be 5-ft along unless indicated otherwise
7. Expansion joints shall be provided at 30-ft intervals, either side of driveway connections and permanent structures.
8. False joints shall be provided at 5-foot intervals

ASPHALT PAVEMENT PATCH
(no scale)



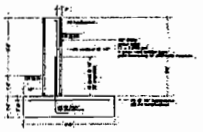
NOTE:
Prior to laying asphalt, contractor shall prime; coal application shall conform to NC DOT Section 600

Stormwater Area Specifications

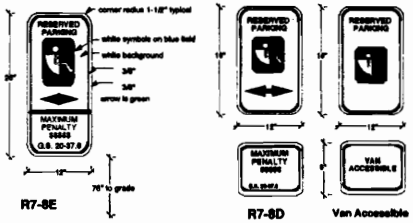
Stormwater Area Maintenance Schedule

RETAINING WALL
(typical - no scale)

modify re-bar and toe reinforcing for specific locations on site

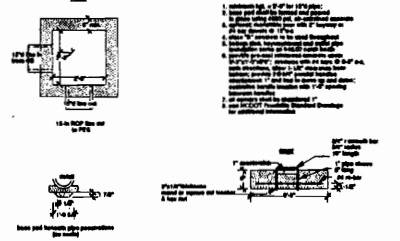


SIGNS at ACCESSIBLE SPACES
(no scale)



Standard Colors (at signs) background white; figure white on blue; letters, borders, arrows and numbers are green

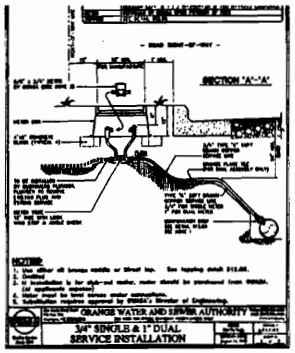
NCDOT 840.31 Concrete Junction Box
(typical-no scale)

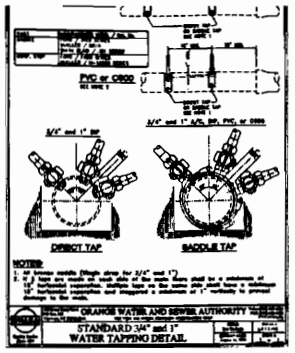


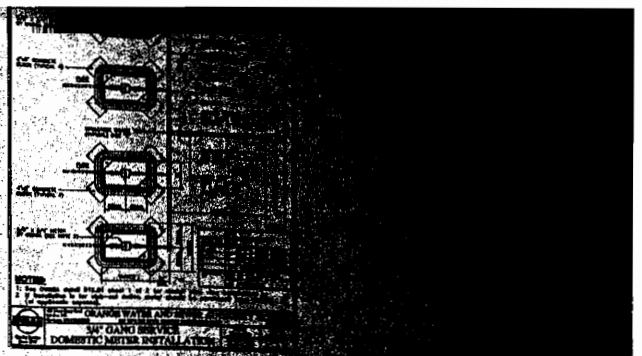
For section 16-240 B the LUO, all new utilities as well as relocated utilities must be located underground
For section 16-240 of the LUO, as-built drawings must be submitted to the Town for any utilities installed within the public ROW by the developer
For Section 16-240(g) of the LUO, no building may begin until hydrants are operational
All water services shall be copper per OWASA and NC Plumbing Code specifications. Sewer services located within public ROW or OWASA easements must be constructed of ductile iron pipe from the tap up to and including the first cleanout.
All sewer and water taps on existing lines by OWASA upon payment of fees.
Existing sewer easements (where applicable) - No structures, plantings, or encroachments of any kind that could limit OWASA personnel ability to access and maintain the public sewer's especially in response to a sewer spill will be allowed.
Upon completion of project, information necessary to complete as-built drawings shall be provided to Project Engineer.
6. Contractor is responsible for obtaining all permits and for coordinating project with OWASA and Town of Carrboro. Contractor shall be responsible for compliance with OHBA, State of North Carolina, OWASA and Town of Carrboro requirements.
1. Contractor shall conduct field work in manner to minimize road obstructions. All work in roadway shall be coordinated with Town of Carrboro Department of Public Works. Fire hydrants must remain accessible.
2. Water lines, manholes and sewer lines shall be installed and tested in accordance with current versions of OWASA standards cited above; the State of North Carolina Plumbing Code; regulations of the North Carolina Department of Environment and Natural Resources, and Most codes. Refer to OWASA documents for comprehensive installation, inspection and testing requirements.
9. Authorized OWASA representatives must inspect, review, and approve all materials prior to installation. A pre-construction conference must be held with an OWASA Inspector (968-4421) prior to commencement of project.
4. All elevations and field conditions should be verified by contractor prior to beginning project. Discrepancies should be brought to the attention of owner or owner's engineer. All design changes must be pre-approved.
5. Contractor should identify and locate existing subgrade utilities and structures prior to beginning excavation.
6. Contractor will be responsible for repairs to utilities or structures damaged as a result of field activities.
7. Contractor shall conduct field work in manner to minimize road obstructions. All work in roadway shall be coordinated with Town of Carrboro Department of Public Works. Fire hydrants must remain accessible.

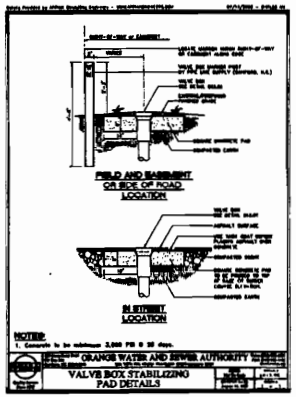
PIPE INSTALLATION

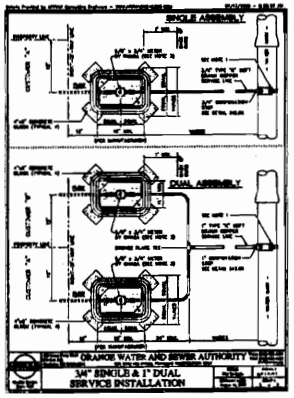
- Pipe shall be handled, unloaded, stored and installed per manufacturer's instructions. If there is any conflict between manufacturer's recommendations and OWASA specifications, the OWASA rules shall apply unless agreed upon between contractor and OWASA representative. This shall not be interpreted as relieving contractor from specific minimum requirements established by manufacturer.
- All work shall conform to the best practices of the trade and standards set forth in the specifications, OHBA regulations and labor practices shall apply especially as regards worker safety in excavations. Contractor is responsible for caving and all damaged resulting thereof. Contractor is responsible for establishing correct line and grade between manholes.
- All piping shall have a minimum of 36" of cover. Pipes will not be installed with less cover unless arranged in writing with OWASA in advance.
- When directed by the Project Engineer, the Chief Engineer or OWASA representative, unsuitable material shall be replaced to a suitable depth and width.
- Pipe shall not be placed in water. Removal and proper disposal of water in trenches shall be the responsibility of contractor.
- All rock shall be excavated to a minimum depth of 6" below the bearid of the pipe. At least 6" clearance shall be provided on each side of pipe for the full depth of the excavation. #57 washed stone shall be placed in all areas where rock has been excavated.
- Pipe shall be placed per OWASA instructions directly upon stone bedding. In no case shall pipe be brought to grade by blocking under the pipe barrel. Pipe shall be uniformly supported along its entire length. After it has been brought to grade, earth fill shall be placed carefully and tamped to hold pipe in position.
- At end of day's progress, open pipe shall be plugged to prevent entry by water or silt. The pipe cannot be used to remove groundwater from excavation.
- Fittings shall be ductile iron in accordance with ANSI/AWWA C110/WA21.10 and as specified by OWASA.
- All 8" service stub outs will be made using Ganco Saddle Type S or Romac Style CB sewer saddle. Service laterals tying into manholes shall match crowns. Inverts shall be provided for all service laterals in manholes. All stub outs shall have clean-out at the property line extending a minimum of 12" above grade, properly plugged to prevent infiltration.
- Stub outs from manholes to edge of ROW shall be 4" diameter and constructed of ASTM A 746 Ductile Iron Pipe with compatible fittings.

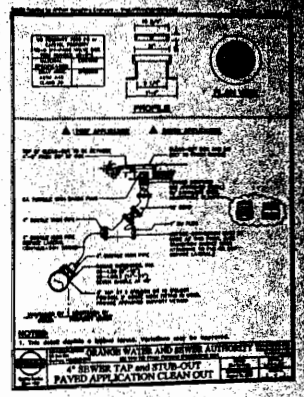


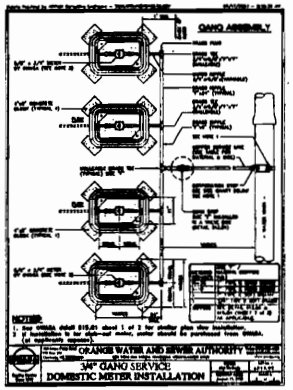


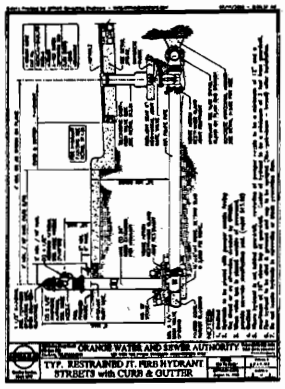


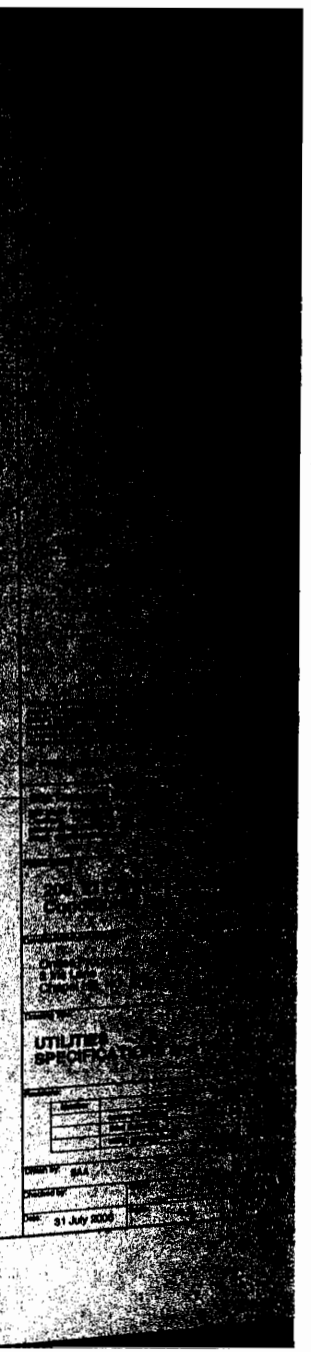


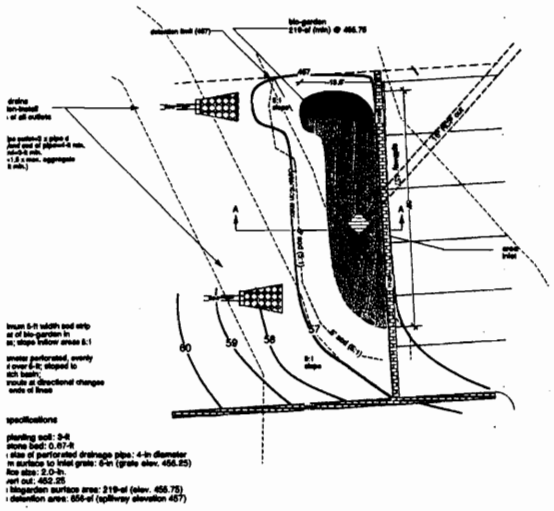


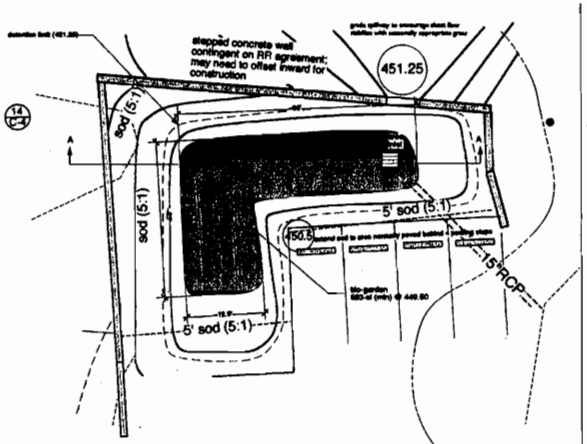


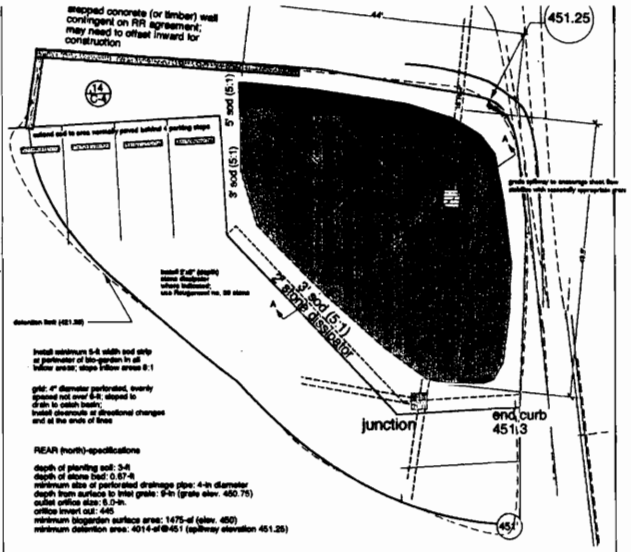


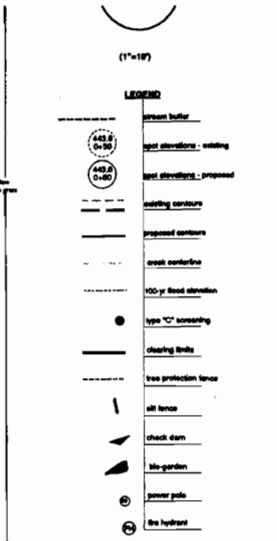




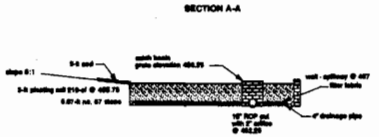




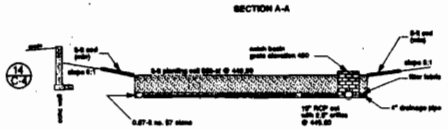




SECTION A-A

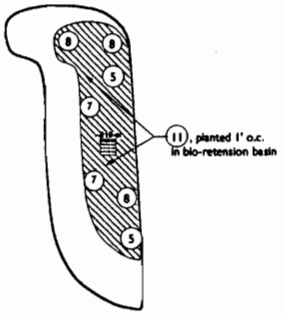


SECTION A-A



SECTION A-A

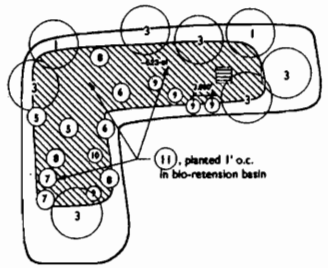
FRONT BIO-GARDEN PLANTING PLAN
(see sheet C-4 for maintenance information)



nting List

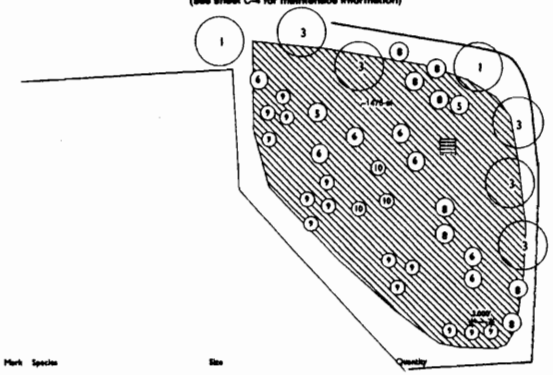
rk	Species			Size	Quantity
1 -	Beautyberry	-	Callicarpa americana	- 5 gallon -	2
' -	Pepperbush	-	Clethra sinifolia	- 5 gallon -	2
1 -	Inkberry	-	Ilex glabra	- 5 gallon -	3
1 -	Liriope	-	Liriope spicata	- 4 " pot, 12" o.c.	160 (+/-)

REAR (south) BIO-GARDEN PLANTING PLAN
(see sheet C-4 for maintenance information)



Mark	Species			Size	Quantity
1	- Redbud	-	Cercis canadensis	- 1 1/4"	2
2	-				
3	- Deciduous Holly	-	Ilex verticillata	- 1 1/4"	6
5	- Beautyberry	-	Callicarpa americana	- 5 gallon	2
6	- Sweet Shrub	-	Calycanthus floridus	- 5 gallon	2
7	- Pepperbush	-	Clethra sinifolia	- 5 gallon	2
8	- Inkberry	-	Ilex glabra	- 5 gallon	2
9	- Switch grass	-	Panicum virgatum	- 3' o.c.	6
10	- Muhly grass	-	Muhlenbergia capillaris	- 3' centers	10
11	- Liriope	-	Liriope spicata	- 4 " pot, 12" o.c.	403 (+/-)

REAR (north) BIO-GARDEN PLANTING PLAN
(see sheet C-4 for maintenance information)



Mark	Species			Size	Quantity
1	- Redbud	-	Cercis canadensis	- 1 1/4"	2
2	-				
3	- Deciduous Holly	-	Ilex verticillata	- 1 1/4"	5
5	- Beautyberry	-	Callicarpa americana	- 5 gallon	2
6	- Sweet Shrub	-	Calycanthus floridus	- 5 gallon	7
7	- Pepperbush	-	Clethra sinifolia	- 5 gallon	3
8	- Inkberry	-	Ilex glabra	- 5 gallon	8
9	- Switch grass	-	Panicum virgatum	- 3' o.c.	14
10	- Muhly grass	-	Muhlenbergia capillaris	- 3' centers	3
11	- Liriope	-	Liriope spicata	- 4 " pot, 12" o.c.	1,300 (+/-)

All topographic and boundary information is from survey drawings provided by Joyner Construction Surveyors, Inc. Prior to beginning field activities, contractor should verify locations of all existing utilities, structures, and other appurtenances both aboveground and below. It will be contractor's responsibility to report deviations from design drawings. Contractor will be responsible for repairs to damages and site restoration.

PRELIMINARY - NOT FOR CONSTRUCTION

SGI Technical Services
200 North Greensboro Street Suite B-13A
Carrboro, NC 27510
phone: (919) 942-7012 fax: (919) 942-3647
email: sgis@earthlink.net

Project Name:

209, 211 & 213 Lloyd St.
Conditional Use Permit (CUP)

Developer/Owner/Applicant:

Ontjes Properties, LLC
3 Iris Lane
Chapel Hill, NC 27514

Drawing Title:

DETAILS
BIO-GARDENS

Revisions:

Number	Description	Date
	third submittal	Apr 2006
	utility, grading mods	May 2006
	Bio-garden details	June 2006

Drawn by: BAA
Checked by:
Sheet _____ of _____
Date 31 July 2006
Scale 1"=10'

C-6

01-4-10

Bldg. 1 - 2,304 sq. ft.
Bldg. 2 - 5,677 sq. ft.
Bldg. 3 - 5,466 sq. ft.
13,447 sq. ft.
Building
Building 2
Building 3
Level 1 - 1/8" = 1'-0" - 1,152 s.f.
Level 2 - 1/8" = 1'-0" - 1,152 s.f.
Grade Level - 1/8" = 1'-0" - 1,484 s.f.
Level 1 - 1/8" = 1'-0" - 2,197 s.f.
Level 2 - 1/8" = 1'-0" - 1,796 s.f.
Grade Level - 1/8" = 1'-0" - 1,783 s.f.
Level 1 - 1/8" = 1'-0" - 2,008 s.f.
Level 2 - 1/8" = 1'-0" - 1,673 s.f.
1 A-1
2 A-1
3 A-1
4 A-1
5 A-1
6 A-1
7 A-1
8 A-1
209, 211 & 213 Lloyd Street
for Ontjes Properties, LLC
Carrboro, North Carolina
C.U.P. Application
10/27/05
4/17/06
7/13/06
A-1
2
Jack Haggerty, Architect
205 W. Main St. Ste. 213, Carrboro
27510
A-11

A-2

C.U.P. Application
10/27/05
3/1/05
4/17/06
7/13/06

209, 211 & 213 Lloyd Street
for Ontjes Properties, LLC
Carrboro, North Carolina

Jack Haggerty, Architec
205 W. Main St., Ste. 213, Carrboro, N
27510 919-967-519

A-12

STAFF REPORT

TO:	Board of Aldermen
DATE:	October 24th, 2006
PROJECT:	Conditional Use Permit for Ontjes Combination Use Buildings located at 211 Lloyd Street.
APPLICANT:	Jack Haggerty, Architect 205 West Main Street Carrboro, NC 27510
OWNER:	Ontjes Properties, LLC 3 Iris Lane Chapel Hill, NC 27516
PURPOSE:	Requesting a Conditional Use Permit for Three Office Buildings at 211 Lloyd Street. The 1st mixed use building will be 2,304 square feet, the 2nd mixed use building will be 5,677 square feet and the 3rd mixed use building will be 5,466 square feet.
EXISTING ZONING:	CT, Corporate Town with Downtown Neighborhood Preservation Overlay District.
TAX MAP NUMBER:	7.93.E.1A
LOCATION:	211 Lloyd Street
TRACT SIZE:	.77 acres/33,583 square feet
EXISTING LAND USE:	Vacant
PROPOSED LAND USE:	Use 27.00 Combination Use- consisting of Use 2.120, 2.130, 3.110, 3.120, 3.130, 3.150, 4.100 5.120, 5.130, 5.310, 5.320, 5.400, 6.140.
SURROUNDING LAND USES:	North: CT, Orange/Chatham Comprehensive Health Services South: B1-C, Hosiery Street East: R-7.5, Lloyd Street West: B1-C, Railroad

ZONING HISTORY: CT, since 1980.

RELEVANT ORDINANCE SECTIONS:

Section 15-54- Special Use Permits and Conditional Use Permits.
Section 15-262 & 15-263- Drainage, Stormwater Management.
Section 15-242 & 15-243- Site Lighting.
Section 15-55.1- Finding and Burden of Proof for CUP Required for Taller Buildings in Commercial District.
Section 15-178- Architectural Standards for Downtown Development.

Analysis

Background

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 (**Attachment A**). 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.

Traffic, Parking and Sidewalk

Traffic:
Vehicular traffic to the site will be served off of Lloyd Street thru a new driveway cut. The present driveway cut along Lloyd Street will be replaced with the proposed new driveway.

The applicant has not conducted a full traffic study for the proposed project, but has submitted a trip generation (**Attachment D)** fact sheet for proposed uses for this project and provided a written description for estimations of traffic counts for adjacent uses.

Parking:
Parking for the site will be provided by a total of forty-two (42) parking spaces consisting of: thirty-one (31) standard parking spaces, nine (9) compact parking spaces and two (2)

handicap parking spaces. In addition, the project will provide for four (4) bike racks that will allow bike parking capacity of eight (8) bikes.

Staff has reviewed the parking requirements per Section 15-291(g) "Table of Parking Requirements" and applied the parking standard of one (1) space per 100 square feet (proposed use #5.120- trade/vocational school- greatest parking requirement of all proposed uses) of gross floor area. With this parking ratio, a minimum of one hundred thirty-four (134) parking spaces would be required for this project.

Also relevant is Section 15-298(e). Per Section 15-198(e) requires that any building constructed with the intention that it be used wholly or in part for use #2.120, 2.220, 2.320, 3.120 or 3.220, the building shall be constructed on the lot in such a manner that sufficient space remains on the lot to add the additional parking spaces that would be required to convert the use of the building entirely to the above uses. Per this section of the LUO, the developer was sent a letter by certified mail on August 28th stating that sufficient space should be left on the lot to add parking spaces at a later time if required.

The applicant presented a parking justification statement (**Attachment E**) essentially stating that for the expected mix of uses on the site (**Attachment A**) a parking ratio of 1 space: 320 square foot should be found acceptable. Staff generally accepts that such a ratio should provide sufficient parking for the project. Staff also generally supports the intent of approving the permit in a way that would allow flexible use of the buildings. Still, staff has some concerns that if one or more high-volume traffic generating uses occupy a majority of the building, parking potentially would become problematic on or around the site. To that end, the Board of Aldermen is requested to discuss the possibility of a permit condition to require that no more than 50% of the total building space on the site be occupied at any one time by either a single or combination of high-volume parking generating uses (i.e.: Uses 3.130, 4.100, 5.120, and 5.130). Such a condition may still allow good flexibility in the use of the buildings, but provide a safeguard against the possibility of parking spillover.

In summary, the applicant is requesting that the Board of Aldermen find that a parking ratio of 1 space: 320 square feet be found acceptable, as outlined in the bullet point below:

- The applicant is requesting that, per Section 15-291(e), the Board of Aldermen find that 1 space: 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.

Also of note, several of the parking spaces adjacent to the bio-retention gardens will serve as an impoundment area during excessive rain periods. In other words, several of the parking spaces will act as short term holding areas during excessive rain periods and may be under 1-2 inches of rain water for short terms while the rainwater makes its way into the bio-retention gardens. Signage will be placed adjacent to these parking areas in

order to make those parking in these areas aware of the impoundment of the rainwater during excessive rain storms.

Sidewalk Access:
The applicant is proposing the installation of a five (5) foot width sidewalk along a portion of the right-of-way of Hosiery Street (no other Hosiery Street improvements are proposed). This sidewalk currently does not continue all the way to the western property line (i.e.: railroad right-of-way). Staff recommends that the sidewalk be continued to the western property line, as described in the bullet point below:

- 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.

Also of note, a sidewalk along Lloyd Street was recently installed with the town's sidewalk bond improvement project.

Conclusion:
The proposed CUP complies with all provisions of the LUO related to traffic, parking and sidewalks, subject to the Board making a finding regarding the reduction in the required number of parking spaces. Staff is also recommending a condition related to the Hosiery Street sidewalk, as outlined above and discussion of possibly limiting the amount of high-volume traffic generating uses.

Tree Protection, Screening and Shading

Tree Protection

Section 15-316 of the LUO specifies that all trees greater than 18 inches in diameter or any specimen trees must be preserved, to the extent practicable. This lot is void of any trees 18 inches in diameter or specimen trees, but does have several scrub trees that will be removed. A majority of the lot is grass with a small area along the eastern property or along the railroad right-of-way that does contain a number of scrub trees.

Screening

An examination of the screening requirements of Section 15-308 of the LUO reveals the type of screening required for this project. Specifically, a "Type C" screen must be provided for along Lloyd Street (western property line) and along Hosiery Street (southern property line). To provide for the "Type C" screening along the western property line, the applicant has proposed a combination of Willow Oaks and Red Maples.

To provide for the "Type C" screening along the southern property line, the applicant has proposed a combination of Laurel Oaks, Hollies and Willow Oaks.

No screening is required along the western property or the railroad right-of-way, but it should be noted that several bio-retention gardens will be installed in this area and will contain various plantings.

Screening along the northern property is suppose to be a "Type A" screen, which requires an opaque screen to a minimum of six (6) feet with intermittent visual obstructions to a height of at least twenty (20) feet. The applicant has not provided for the opaque screen to a minimum of six feet and has submitted a justification statement as to why the situation should be found as acceptable, per Section 15-309 (**Attachment E**). The applicant is providing a combination of Willow Oaks and Hollies to meet the visual obstruction to a height of twenty feet. Staff recognizes that the justification statement is at least somewhat valid, but still recommends that a six-foot opaque obstruction be provided up front to avoid any potential conflicts between the properties, as described in the bullet point below:

- 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.

Shading

Section 15-317 of the LUO requires that 20% of all vehicle accommodation areas be shaded with shade trees complying with the recommendation of Appendix E-10. The applicant is required to provide a minimum of 2,450 square feet of shaded area and is surpassing this with providing 2,593 square feet of shading within the parking lot.

Conclusion:
The proposed CUP complies with all provisions of the LUO related to tree protection, screening and shading, subject to the inclusion of a six-foot high visual obstruction along the northern property line as described in the bullet point above.

Drainage, Grading, and Erosion Control

The applicant has placed three bio-gardens on the site in order to meet the water quality/quantity provisions of the LUO. In brief, the stormwater associated with the new buildings will be captured at the rooftop level and routed via downspouts where it will be routed to one of the three bio-gardens. Additionally, water from the parking lot will be directed to the bio-garden for treatment.

Grading for the lot will be minimal due to the lot being relatively flat and void of much vegetation. Town staff and the Town Engineer have reviewed the proposed grading plan and find that it meets the requirements of the LUO.

Ren Ivins, of Orange County Erosion Control (OCEC), has indicated to the Zoning Division that the project has received preliminary Erosion Control approval. OCEC also will further examine the project at the construction plan stage.

Also of note, the applicant must still formally obtain permission from Norfolk-Southern Railroad to utilize an existing drainage ditch within their right-of-way for use as an outlet point for drainage resulting from the project. The applicant has provided email correspondence from Norfolk-Southern stating that they anticipate granting such permission, but they have not yet formally done so (**Attachment F**). Staff is comfortable allowing project approval based on the email correspondence, so long as it is very clear that the burden is on the applicant alone to receive final permission and so long as the applicant understands and accepts that any site design changes necessitated by not getting final permission will be considered a modification under Section 15-64 of the LUO, including the possibility of another public hearing for consideration of such changes. To that end, it should be noted that if Norfolk-Southern is unable or unwilling to grant this permission, it is likely that substantial changes to the site design will be necessary.

- 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.

Conclusion:
The proposed CUP complies with all provisions of the LUO related to drainage, grading and erosion control, subject to the applicant receiving final approval from Norfolk-Southern Railroad Company to utilize an existing drainage ditch within their right-of-way, as described above

Utilities

OWASA:
The proposed buildings will receive water and sewer service from OWASA by connecting to existing OWASA water and sewer lines. OWASA has reviewed the plans and has supplied a letter that they are satisfied with the plans.

Electric Services:
Duke Power Company will provide electrical services to the proposed buildings. The service lines to the buildings will be placed underground in accordance with Section 15-264 of the LUO.

Exterior Lighting:
Section 15-242 and Section 15-243 of the LUO deal with exterior lighting requirements. The applicant has provided foot-candle measurements for the building mounted 175 watt metal halide lights and they are in compliance of the required foot-candles per Section 15-243 of the LUO. The applicant has not included the foot-candle measurements for the decorative lights due to their low intensity directed towards the ground of only thirteen

watts. According to these foot-candle measurements, all site lighting is in compliance with Section 15-243(d) of the LUO.

Conclusion:
The proposed CUP complies with all provisions of the LUO related to utilities and exterior lighting.

Architecture- Exterior Design

Height, Square Footage and Placement:
There are three proposed buildings that will contain a total of 13,447 square feet of space. Building #1 will contain 2,304 square feet of area, building #2 will contain 5,677 square feet of area and building #3 will contain 5,466 square feet of area.

The building heights from Lloyd Street will vary with building #1 being 28 feet, 6 inches tall, building #2 being 33 feet, 3 inches tall and building #3 being 33 feet, 3 inches tall.

Section 15-185 governs the permissible height of buildings throughout the jurisdiction and the height limitation for this zoning district is three (3) stories. The CT (Corporate Town) zoning district description also contains provisions requiring a minimum average height of eighteen-feet for all buildings. The proposed buildings are within compliance with all related height provisions of the LUO.

Building Material:
All three buildings will be constructed of the same material with the siding being a cementitious siding and the roofing being a fiberglass composition shingle. The exposed foundation will have an acrylic stucco covering and the windows will be an aluminum storefront type window (**Attachment A, Page A-2**).

Miscellaneous Issues

Neighborhood Information Meeting:
A neighborhood meeting with all property owners within 1000 feet of the property was not held, but the applicant was in close contact with a member of the homeowners' association that did take a preliminary design of the project to one the meetings (**Attachment H**). According to the applicant, a favorable approval was received by the homeowners' association.

Architectural Standards for Downtown Development:
Per Section 15-178 of the LUO that was recently adopted by the Board of Aldermen, the buildings are required to meet certain architectural standards or undergo a voluntary alternative design review with the Appearance Commission. The applicant has chosen to undergo the voluntary design review process for this project because they do not meet several of the prescriptive standards. A narrative has been submitted by the applicant explaining why they feel the project should be approved accordingly (**Attachment E**). The Appearance Commission met with the applicant at their October 5th, 2006 meeting to

review the alternative review process of the Downtown Design Review process, per Section 15-178 of the LUO. Per the alternative review, the Appearance Commission approved the alternative design standard to this project (**Attachment I**).

Downtown Neighborhood Protection Overlay District Requirements
The proposed CUP project is within the Downtown Neighborhood Protection Overlay District and required to meet section 15-185.1 of the LUO within the first 50-feet of the property abutting or across the street from residentially-zoned property. Per a review of the section of the LUO, the project meets all relevant sections of the LUO- those being buildings shall not exceed two stories (except in certain situations), shall not extend laterally for more than 80 percent of lot width, shall have a maximum horizontal run of a 80-feet for a single building, and shall – if more than one building is constructed – contain a separation of at least 30 feet between one building and another.

LUO Section 15-55.1, Findings and Burden of Proof for Conditional Use Permits Required for Taller Buildings in Commercial Districts
Since the proposed project contains buildings higher than two stories, Section 15-55.1 provides that the applicant bears the burden of proof for showing that the project will not generally harm the public health, safety, or general welfare. The provisions are provided for your consideration (**Attachment G**).

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.

TOWN OF CARRBORO

LAND USE PERMIT APPLICATION

DATE: 11/14/05 FEE: $1,664.50

APPLICANT: JACK HAGGERTY, ARCHITECT	OWNER: ONTOES PROPERTIES, LLC
ADDRESS 208 W. MAIN ST., STE 213	ADDRESS: 3 IRIS LANE
CITY STATE ZIP CARRBORO, NC 27510	CITY/STATE/ZIP CHAPEL HILL, NC
TELEPHONE/FAX: PHONE: 919 967-5791 FAX: SAME	TELEPHONE/FAX: PHONE: FAX:

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: PROJECT ARCHITECT	TAX MAP(S), BLOCK(S), LOT(S): 7.93.E.1A
PROPERTY ADDRESS: 209, 211 & 213 LLOYD ST.	PPROPSOED LAND USE & USE CLASSIFICATION: SEE APPLICATION COVER - 2.120, 2.130, 3.110, 3.120, 3.130, 4.100, 5.120, 5.310, 5.320, 5.400, 5.130, 6.140
PRESENT LAND USE & USE CLASSIFICATION: VACANT	LOT AREA: .77 ac. Acres 33,583 Square Feet
ZONING DISTRICT(S) AND AREA WITHIN EACH (including Overlay Districts): CT W/ TNDO OVERLAY	

# OF BUILDINGS TO REMAIN —	GROSS FLOOR AREA — square feet
# OF BUILDINGS PROPOSED 3	GROSS FLOOR AREA (of proposed building or proposed addition) 13,294 square feet

NAME OF PROJECT/DEVELOPMENT: _____

	TYPE OF REQUEST	**INFORMATION REQUESTED (Refer to Attached Key)
	SUBDIV. FINAL PLAT	1, 18, 19, 21, 23, 31, 33, 34, 36
X	CONDITIONAL USE PERMIT (CUP)	1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27 28, 29, 30, 32, 34, 35, 36
	CUP MODIFICATION	SAME AS CONDITIONAL USE PERMIT (CUP)
	SPECIAL USE PERMIT (SUP)	1, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27 28, 29, 30, 32, 34, 35, 36
	SUP MODIFICATION	SAME AS SPECIAL USE PERMIT (SUP)
	ZONING PERMIT (Project)	1, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24, 25, 26, 27, 29, 30, 32, 34, 35, 36
	ZONING PERMIT (Building) *Residential Infill & Additions*	9, 10, 22, 24, 34, 36 (also see "Building Permit Review – Residences Only" checklist)
	SIGN PERMIT	1, 10, 13, 14, 17, 20, 36
	VARIANCE	4, 5, 10, 20, 29, 34, 36 Attachment A
	APPEAL	4, 5, 36, Attachment B
	SPECIAL EXCEPTION	1, 4, 5, 8, 10, 20, 35, Attachment C

APPLICANT: _____ DATE: 11/14/05

OWNER: _____ DATE: 11/11/05

Transportation Impact Statement
209, 211 & 213 Lloyd St.

Proposed Square Footage: 13,294, s.f.
Proposed Uses: office, low volume retail, wholesale, medical
Location – Central Business District

Trip Generations

Below are the uses listed above and their trip generations (per Form # D-88-6.1)

Office- 13.3 x 17.7 = 235.41 daily trips
Low volume retail – 13.3 x 40 = 532 daily trips
Wholesale – 13.3 x 6.7 = 89.11 daily trips
Medical – 13.3 x 54.6 = 726.18 daily trips

I think the generalizations made in Form # D-88-6.1 exaggerate the number of expected trips. An examination of the neighboring property (205 Lloyd St.) is beneficial in assessing the likely traffic impact of the proposed project. 205 Lloyd St. is approximately 80% the size of the proposed development (205 Lloyd St. is +/- 10,500 s.f.). 205 Lloyd St. has the approximately the same permitted uses as the proposed development. though it is unlikely, given the smaller floor size of any given floor in 209, 211 & 213 Lloyd St (vs. 205 Lloyd St.) that we will see a medical practice the size of the one at 205 Lloyd St. We have not done a traffic count of 205 Lloyd St. but, judging from the number of vehicles in that parking lot (or rather all of the empty spaces at 205 Lloyd St.), fewer vehicles visit the address than trip generation form would indicate. Also, given the location of the project, we think mid day traffic would be considerably less than it would be in a location farther from the downtown area of Carrboro.

Attachment E

Jack Haggerty, Architect, LEED AP
205 West Main Street, *Suite 213*
CARRBORO, NORTH CAROLINA 27510
919. 967. 5191

James Thomas
Town of Carrboro
Planner/Zoning Development specialist

Re. 209, 211 & 213 Lloyd St.

James: Per your request,

a. Regarding screening between our proposed project and the medical facility to the north of it, we are proposing planting Nelly Stevens hollies 30' on center. These trees grow to 20-30' ht. and have a mature width of 10' to 12'. The proposed hollies satisfy one of the two components of a type A screen. The second component is a 6' high opaque barrier. There is shown on the site plan a concrete retaining wall on the property next door. This wall runs from 1' to 7' from the property line. This wall is +/- 4' high on the side facing the subject lot and from the parking lot of the medical facilty (which this wall forms) the wall ranges from 6' to 12' high. We believe that this retaining wall and the hollies provides the "separation of spaces" referred to in the LUO. In fact a 6' high opaque screen would not even be visible from the medical facility.
Flexibility is allowed in the administration of this ordinance of the LUO, and we request it be so exercised in this case.
b. Regarding the amount of parking spaces, given that an extensive amount of uses are applied for with this application, it is difficult to apply the parking ratios given in the LUO. We are proposing a ratio quite close to 1 space for every 300 s.f. of building (the given ratio on the Cover does not include bike parking). We also would like to note that the proposed ratio seems right in line with the amended ratios added to the LUO recently for B1-C and B1-G properties (1 space:200 s.f. and 1 space: 400 s.f.). We would like to note that the proposed project is quite close to the downtown area, which is regularly served by several bus lines. We have provided bike parking and are hopeful that we will see those bike racks well used by both building tenants and their visitors, and given that the project is

close to the downtown, we expect pedestrian traffic. Finally, we have been guided by previous experience. The adjacent property, 205 Lloyd St., was permitted for a variety of uses, including the parking-heavy doctor office, and the owners have not experienced any shortage of parking on that lot. Flexibility is allowed in this application of the LUO, also.

c. Regarding the amount of glass in the façade of the first floor in Building 1 (toward Lloyd St.) and Building 2 (toward Hosiery St), we are below the specified amounts in LUO 15-178. The ordinance section contains the language "where practicable...". In this case we think we are providing a lot of glass given that we anticpate offices in these spaces and not retail. Too much glazing isn't practicable in offices.

Date: Mon, 31 Jul 2006 16:31:04 -0400
Subject: Carrboro, NC - ROW Encroachment
To: sgia@earthlink.net
Cc: "Cody, E Gregg" <Edward.Cody@exchange.nscorp.com>,
"Bryson, A. D. (MEMO)" <adbryson@svcs1.nscorp.com>,
"Van Ness, Wayne" <Wayne.VanNess@exchange.nscorp.com>
X-esp: ESP<-11>=RBL:<0> RDNS:<0> SHA:<0> UHA:<0> SLS:<0> BAYES:<-11>
SenderID:<0>
From: "Thompson, Harold V." <harold.thompson@nscorp.com>
X-ELNK-Info: spv=0;
X-ELNK-AV: 0
X-ELNK-Info: sbv=0; sbrc=.0; sbf=0b; sbw=000;

Steven,

I recently spoke with Jack Haggerty with your office concerning the ROW encroachment for the proposed development for Ontjes Properties, LLC. Jack was inquiring about the plan review status for the approval of working along the NS ROW and discharging the stormwater into an existing drainage ditch located parallel to the existing NS track. Upon our review of the provided plans and calculations, NS has no objections to the proposed development and the use of the existing drainage ditch for the stormwater however it is necessary to provide NS with the proposed cross sections of the drainage ditch and the areas in which you intend to grade along the NS ROW. Cross sections should include areas starting from the proposed grading (existing 24" culvert & spillway area-South Ret. Pond) to the proposed outfall located on the northern portion of your site. Cross sections should extend 100' Min beyond the proposed culvert located to the north. NS will need this information for our records prior to giving any consent to work along the existing ROW.
If you have any questions concerning these requirements please contact me at the office number listed below or via e-mail. I will be in the office for the remainder of the week if you need to contact me.

Harold V. Thompson
Norfolk Southern Corporation
Design & Construction
Engineering Department
1200 Peachtree Street, NE
Atlanta, Georgia 30309-3579
harold.thompson@nscorp.com
Phone: 404-529-1337
Fax: 404-529-1371

should be turned down for any of the reasons set forth in Subdivision 15-54(c)(4) rests on the party or parties urging that the requested permit should be denied.

Section 15-55.1 Findings and Burden of Proof for Conditional Use Permits Required for Taller Buildings in Commercial Districts.

If a conditional use permit for a development is required under Section 15-147 (j), then, notwithstanding the provisions of Subsection 15-54 (c) and Section 15-55 of this chapter, the applicant for such conditional use permit shall have the burden of demonstrating that, if completed as proposed, the development:

(1) Will not substantially injure the value of adjoining or abutting property; and

(2) Will be in harmony with the area in which it is to be located. The manner in which a project is designed to accommodate additional building height including, but not limited to, scale, architectural detailing, compatibility with the existing built environment and with adopted policy statements in support of vibrant and economically successful and sustainable, mixed- use, core commercial districts shall be among the issues that may be considered to make a finding that a project is or is not in harmony with the area in which it is to be located. The applicant may use a variety of graphic and descriptive means to illustrate these findings.

(3) Will be in general conformity with the Land Use Plan, Thoroughfare Plan, and other plans officially adopted by the Board.

Section 15-56 Recommendation on Special Use Permit Applications.

(a) When presented to the board of adjustment at the hearing, the application for a special use permit shall be accompanied by a report setting forth the planning staff's proposed findings concerning the application's compliance with Section 15-49 (Application To Be Complete) and the other requirements of this chapter, as well as any staff recommendations for additional requirements to be imposed by the board of adjustment.

(b) If the staff proposes a finding or conclusion that the application fails to comply with Section 15-49 or any other requirements of this chapter, it shall identify the requirement in question and specifically state supporting reasons for the proposed findings or conclusions.

(c) The board of adjustment may, by general rule applicable to all cases or any class of cases, or on a case by case basis, refer applications to the planning board or the appearance commission to obtain the recommendations of either or both those boards.

10/20/05

Lloyd St. Building 2

Terry:

Thanks for calling and letting me know that there wasn't going to be a neighborhood meeting tonight. I passed this on to Dr. Ontjes. If you'd like us to attend a later neighborhood meeting and show and talk about the project we'd be happy to – just let us know the time and location.

I'm happy to hear that the people you showed the drawings to were ok with the project. Regarding your questions:

1. Hosiery (or B) Street isn't going to be closed. The Town has already told us that we'll need to put a sidewalk along the north side of it. The road will stay gravel, but it will have a sidewalk on the side where the proposed building will be. Also, the town will be building a sidewalk on the same side of Lloyd St. where the proposed building is located – it will fill in the missing sidewalk between 205 Lloyd St. and the Health Building.
2. The new project will create more traffic on Lloyd St. The total square footage for the three proposed buildings is about 2,500 s.f. larger than 205 Lloyd St., but given that no single floor is as large as the first or second floor on 205 Lloyd St. I don't think we'd see any particularly large or busy tenants. We think the tenants will likely be like those at 205 Lloyd St. – small businesses that don't attract a lot of clients, with tenants that walk to lunch. All of the uses we are applying for are characterized as "low-volume."

We want the proposed project to be a good addition to the neighborhood. Of the three buildings, the one closest to the street is the smallest. It is two stories, and in two parts – open in the middle. Where 205 Lloyd St. is about 10' back from the edge of the street, the proposed building closest to the street is about 32' feet from the street.

None of the buildings are as high as 205 Lloyd St. The buildings will have horizontal siding like that of The Clay Centre and some of the houses along the street. The other two proposed buildings will look like two story buildings from Lloyd St.. and three story from the back. They're about 70' back from the street.

These buildings will have plenty of parking, so there shouldn't be any spillover onto the street. Also, these buildings will be nicely landscaped. We've put the dumpsters as far from the homes across the street as we can and the dumpster area will be screened. We don't anticipate any large trucks, or at least frequent visits by them.

Again, let us know if you'd like us to attend a neighborhood meeting, or if you or any of the neighbors have questions. If I should copy someone on this, let me know. Feel free to call me, and anyone who likes is welcome to come by and look at drawings at my office. I'll let you know when the public hearing for the project is.

Jack Haggerty

Attachment I

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

THURSDAY, September 21st, 2006

Alternative Design Presentation for Architectural Standards for Downtown Development-Conditional Use Permit for Combination-Use Buildings at 211 Lloyd Street.

In particular, the proposed CUP project does not meet the following standards:

1.) with respect to any side of a building that faces the street adjacent to the lot where the building is located and is visible from such street right-of-way, a minimum of 40 percent of the elevation of such side consists of a glass surface, and a minimum of 60 percent of the elevation of the ground level of such façade consists of a glass surface

Finding and Explanation of Compliance/Non-compliance or Description of Alternative Design: this property mostly being rented for office space and not retail space. Retail space would want to have additional window space for display of goods etc., but since this is office space the need for such large windows is not needed. 2.) the proposed architecture is similar to the existing buildings in the area.

2.) parking or utility areas are substantially shielded from the view of adjoining streets by habitable space. For purposes of this finding, the term habitable shall mean partially or fully enclosed space within a building that is actively used or occupied by the residents of the building. The active use of the spaces is characterized by the routine and regular presence of the building's residents rather than the routine and regular presence of stored goods, equipment, or other materials.

Finding and Explanation of Compliance/Non-compliance or Description of Alternative Design: due to site constraints (i.e. size of lot), the parking could not be completely shielded by the building.

MOTION WAS MADE BY TOM WILTBERGER AND SECONDED BY WENDY WENCK TO APPROVE THE ALTERNATIVE DESIGN REVIEW PROCESS FOR THE COMBINATION-USE BUILDING AT 211 LLOYD STREET.

VOTING:
AYES: 3 (Wendy Wenck, Justin Abbott, Tom Wiltberger)
NOES: 0

James Lavrakas (for chair)
Appearance Commission Chair

10-12-06
Date

ATTACHMENT J

SUMMARY SHEET OF STAFF AND ADVISORY BOARD RECOMMENDATIONS

CONDITIONAL USE PERMIT— COMBINATION USE BUILDINGS AT 211 LLOYD STREET

Recommended by	Recommendations
1. Staff, TAB, AC, ESC and EAB	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. Staff, ESC	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. Staff, AC, EAB and PB	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. Staff, TAB, AC, ESC and EAB	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.
5. TAB	that the bike parking capacity be increased by 50 percent with the location of the bike racks at the discretion of the applicant.
6. TAB	that given the site's location and likelihood of night-time activities, the proposed lighting in the parking lot is inadequate and needs to be addressed.
7. PB	that the high volume parking generating uses are limited to 50 percent of the total building space.
8. EAB	that the applicant's request related to reduced parking on the site subject to the applicant being required to provide at least one common access shower and changing facility on the site to help encourage alternate forms of transportation for the tenants.
9. EAB	that given the future changes to the Carrboro Land Use Ordinance may require developers to adhere to principles of green building, the EAB urges the applicant to continue to hire LEED Accredited Professionals for subsequent phases of this project.
10. EAB	that in accordance with Section 15-317 of the LUO, and given that the vast majority of the shade trees are located at the far northern edge of the site, the EAB requests that the developer provide additional shade from trees to total 20 percent coverage of the vehicle accommodation area on the site.
11. EAB	that the applicant shall provide a six-foot opaque visual obstruction along the northern property line consisting of native vegetation to be approved by staff during construction plan review.

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

Conditional Use Permit Application for 211 Lloyd Street Mixed Use Buildings

SEPTEMBER 21, 2006

The motion to support approval of the project with the following conditions was moved by Matthew Barton and seconded by Mary Rabinowitz:

1) The provision of a six-foot opaque obstruction along the north property line is not necessary; the trees currently shown as planted on 30-foot intervals are sufficient to meet the screening requirements of the ordinance;

2) That the applicant must receive formal permission and record any necessary associated easement documents to release water into an existing drainage ditch along the 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 any necessary changes to the site design will be subject to the provisions of Section 15-64 of the LUO including the possibility of a Major Modification and associated public hearing to consider all necessary changes.

3) That the high volume parking generating uses are limited to 50 percent of the total building space.

VOTE: AYES (7): (Barton, Carnahan, Fritz, Lavelle, Paulsen, Rabinowitz and Reid); Absent/Excused (4): (Seth Chadbourne, David Clinton, Susan Poulton and Ande West); NOES (0); ABSTENTIONS (0).

James Carnahan/JCP 9/22/06

James Carnahan, Chair (date)

Town of Carrboro
Environmental Advisory Board

RECOMMENDATION
September 26, 2006

Request from the Environmental Advisory Board that the Board of Aldermen approve the CUP for the mixed use buildings proposed at 211 Lloyd Street, including the conditions in the 9/7/06 staff report, subject to the following revision to staff condition #2, and additional recommendations listed below.

Staff Condition #2 should be rewritten as follows:

> *That the applicant shall provide a six-foot opaque visual obstruction along the northern property line consisting of native vegetation to be approved by staff during construction plan review.*

Additional EAB recommendations:

1. The EAB supports the applicant's request related to reduced parking on the site subject to the applicant being required to provide at least one common access shower and changing facility on the site to help encourage alternate forms of transportation for the tenants.
2. Given that future changes to the Carrboro Land Use Ordinance may require developers to adhere to principles of green building, the EAB urges the applicant to continue to hire LEED Accredited Professionals for subsequent phases of this project.
3. In accordance with Section 15-317 of the Carrboro Land Use Ordinance, and given that the vast majority of the shade trees are located at the far northern edge of the site, the EAB requests that the developer provide additional shade from trees to total 20% coverage of the vehicle accommodation area on the site.

VOTE: AYES (5) (Buckner, Cors, Goers, Flanagan, Elting); NOES (0); ABSENT (2) (Bernstein, Taylor)

Lauren Goers 9/26/06
Lauren Goers, Chair September 26, 2006

Attached: 211 Lloyd Street CUP Staff Report dated 09/07/06

TRANSPORTATION ADVISORY BOARD

RECOMMENDATION

October 5, 2006

SUBJECT: 211 Lloyd Street Project Conditional Use Permit

MOTION # 1: The Transportation Advisory Board (TAB) recommends that the Board of Adjustment support the staff recommendation to continue the Hosiery Street sidewalk to the western property line at the railroad right-of-way.

Moved: Dave Deming; Second: Charlie Hileman; VOTE: Passed 4-2 on 9-7-06: Ayes (Dave Deming, Charlie Hileman, John O'Leary, Heidi Perry); Noes (Daniel Amoni, Tom High).

MOTION # 2: The TAB recommends that the Board of Adjustment support the applicant's request related to reduced parking on the site.

Moved: High; Second: Hileman; VOTE: Passed 6-0 on 9-7-06: Ayes (Amoni, Deming, High, Hileman, O'Leary, Perry); Noes (None).

MOTION # 3: The TAB recommends a 50 percent increase in the capacity of bicycle parking on the site, with the location at the discretion of the applicant.

Moved: O'Leary; Second: High; VOTE: Passed 6-0 on 9-7-06: Ayes (Amoni, Deming, High, Hileman, O'Leary, Perry); Noes (None).

MOTION # 4: Given the site's location and the likelihood of night-time activities, the TAB believes that the proposed lighting in the parking lot is inadequate and needs to be addressed.

Moved: High; Second: Hileman; VOTE: Passed 6-0 on 10-3-06: Ayes (Amoni, Deming, Hileman, Nazelle, O'Leary, Perry); Noes (None).

HEIDI PERRY (TOM) 10 / 5 /06

TAB Chair Date

TOWN OF CARRBORO
NORTH CAROLINA
WWW.TOWNOFCARRBORO.ORG

Memo

To: Mayor and Board of Aldermen

From: Nathan Milian, Chair Economic and Sustainability Commission NBM

Date: September 22, 2006

Re: ESC Review of Conditional Use Permit Request for Mixed Use Buildings at 211 Lloyd Street

---

The ESC attended the joint review meeting on September 7 to hear the presentation from staff and the developer for the 211 Lloyd Street project. The ESC focused on three issues related to this project.

1. The committee reviewed the developers request to reduce the parking requirement on the site. The developer will provide forty-two (42) parking spaces consisting of: thirty-one (31) standard parking spaces, nine (9) compact parking spaces and two (2) handicap parking spaces. In addition, the project will provide four (4) racks that will allow bike-parking capacity for eight bikes.

Staff reviewed the parking requirements per section 15-291(g) "Table of Parking Requirements" and applied the parking standard of one (1) space per 100 square feet (proposed use #5.120- trade/vocational school- greatest parking requirement of all proposed uses) of gross floor area. With this ratio, a minimum of one hundred thirty-four (134) parking spaces would be required for this project. The applicant presented a parking justification statement stating that for the expected mix of uses on the site a parking ration of one space per 320 square feet should be sufficient parking for the project. The ESC agrees and supports the parking plan submitted by the applicant per section 15-291(e), and that the Board of Aldermen find that 1 space, 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 the ratio.

Total members present 6

Motion to approve the recommendation by Shelly Higgins and seconded by Jefferson Parker

Vote: AYES **(6)** Milian, Higgins, Babiss, Parker, Callimanis, Kinnaird no **(0)**

2. The applicant is proposing the installation of a five (5) foot sidewalk along a portion of the right-of-way of Hosiery Street (no other Hosiery Street improvements are proposed). The developer did not take the sidewalk all the way to the westem property line (i.e.: railroad right-of-way). The staff

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recommended that the sidewalk continue all the way to the right-of-way. In reviewing the plan, the ESC agreed with the developer that the sidewalk should not go all the way to the property line, which would allow the user of the sidewalk the option of using either of the informal railroad crossings established by area pedestrians.

Motion to approve the recommendation by Shelly Higgins and seconded by Jefferson Parker

Vote: Ayes **(6)** Milian, Higgins, Babiss, Parker, Callimanis, Kinnaird **No (0)**

3. The developer is required to provide a "Type A" screen along the northern property line, which requires an opaque screen to a minimum of six (6) feet with intermittent visual obstructions to a height of at least twenty (20) feet. The applicant has not provided for an opaque screen to a minimum of six feet and has submitted a justification statement as to why the situation should be found acceptable, per section 15-309. The applicant is providing a combination of Willow Oaks and Hollies to meet the visual obstruction to a height of twenty feet. The ESC supports the screening plan proposed by the developer as justified in the statement provided by the applicant. The ESC feels that the main justification for a screen along the northern property line has to do with public safety.

Motion to approve the recommendation by Shelly Higgins and seconded by Jefferson Parker

Vote: Ayes (6) Milian, Higgins, Babiss, Parker, Callimanis, Kinnaird No (0)

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 1.**

☐ **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:**

_____
_____
_____