



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

SEPTEMBER 17, 2009

Review of Minor Modification to Winmore Conditional Use Permit for "DayCare Facility" (Goddard School) at 515 East Winmore Avenue

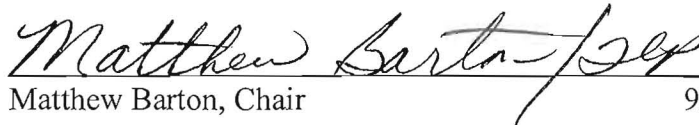
David Clinton moved and James Carnahan seconded that the Planning Board recommends to the Board of Aldermen that although the Planning Board strongly favors the placement of a daycare in the northern area of Carrboro; especially an affordable daycare, the issues the Planning Board has raised previously, which would lead to a building appropriate for this town and this site in keeping with the town's development goals, have not been answered to the Planning Board's satisfaction.

1. The Planning Board does not approve of this project as proposed.
2. The applicant has not responded satisfactorily to the advisory boards' recommendations.
3. The proposed building is not designed for the site. The Planning Board would like to see the applicant use a design that responds to the particular characteristics of the site and the property surrounding the site. The Planning Board also asks that the applicant respond satisfactorily to comments 2 through 4 of its February 19, 2009, recommendations.
4. The proposed building is not of an appropriate scale. The walls amount to one third of the height of the building, and the roof amounts to two thirds of the height of building. This is out of scale in any context.
5. The applicant has not shown attention to appropriate building orientation, building style, location of windows, etc. (see previous Planning Board recommendations to the applicant).
6. More generally, the applicant seems to be intent on placing a pre-designed building on the site that is not appropriate for that location (or for Carrboro).
7. The Planning Board recommends that the applicant provide covered bicycle parking spaces near the front entrance of the building, instead of or in addition to the uncovered spaces provided near the dumpster at the rear of the property. The town's Comprehensive Bicycle Transportation Plan recommends that employers encourage bicycling by providing bicycle parking. Bicycle parking should be "clearly visible from the entrance it serves" and "should be sheltered when possible."
8. This development was presented as a response to the need for affordable daycare in Carrboro. However, the applicant has not presented information to show that this project would be an affordable option for daycare. The applicant has not responded satisfactorily to the Planning Board's suggestion to provide scholarships or other financial assistance for students, except to note that this decision would be up to the franchisee. However, the franchisee has not provided comments.

Additional comments:

1. The Planning Board recommends that the applicant show on the written plans that the north fence will be placed 40 feet from the property line, as described during the September 3, 2009 meeting.
2. The Planning Board recommends that the applicant pursue strategies to minimize the environmental impact of the project, including but not limited to the strategies described in the June 27, 2009 memo from the town's environmental planner entitled "Environmental Review Comments."
3. The Planning Board appreciates the intent of providing the underground rainwater cistern; however, the Planning Board encourages the applicant to increase the size of the cistern for irrigation to have a meaningful impact on water conservation. Carrboro Town Code, Chapter 5, Article III, encourages the use of "harvested rainwater and/or reclaimed water for indoor and outdoor purposes where allowable and practical."
4. The Planning Board recommends that the applicant use pervious paving for some portion of the parking lot.
5. The Planning Board is concerned that the retaining wall on the eastern property line will cause extensive damage to neighbors' trees.

VOTE: Ayes (10): Matthew Barton, Rich Bell, James Carnahan, David Clinton, Sharon Cook, Debra Fritz, Heidi Paulsen, Susan Poulton, Damon Seils, Rose Warner; NOES (0); Abstentions (0); Absent/Excused (1) Shoup.


Matthew Barton, Chair 9/18/09