

BOARD OF ALDERMEN

ITEM NO.: A(1)

AGENDA ITEM ABSTRACT

MEETING DATE: NOVEMBER 9, 2010

**TITLE: COURTESY REVIEW OF 201 NORTH GREENSBORO STREET AREA AND POLICIES
POTENTIALLY AFFECTING A DEVELOPMENT PROJECT**

DEPARTMENT: PLANNING DEPARTMENT	PUBLIC HEARING: YES __ No <u>X</u>
ATTACHMENTS: A. CONCEPTUAL RENDERINGS FOR POTENTIAL DEVELOPMENT PROJECT AT AND NEAR 201 N GREENSBORO ST B. VICINITY MAP & ZONING MAP C. EXCERPTS FROM RELATED TOWN POLICY DOCUMENTS	FOR INFORMATION CONTACT: MARTY ROUPE, 918-7333 OR CHRIS BOSTIC, CONSULTANT, 653-2927

PURPOSE

A potential applicant for a development project at and near 201 N. Greensboro Street has requested an opportunity to discuss policy issues surrounding the potential application with the Board of Aldermen. Attached are conceptual renderings as well as excerpts from Town adopted policy documents, identified by staff. Town staff requests that the Board conduct a courtesy review of the information and, where appropriate, offer comments related to policy matters.

INFORMATION

Representatives of the property owner have begun discussing a possible redevelopment plan for the 201 N Greensboro Street property (the lot at the northwest corner of the intersection of North Greensboro and Weaver Streets) and multiple surrounding parcels in the block bounded by Center and Short Streets (see Attachment B). Note that a formal land use permit application has not yet been submitted. It is requested that the Board of Aldermen carefully consider what comments are offered and relate any comments to specific policy documents or policy matters. Site-specific and plan-specific comments for a project of this size and type should be reserved for a later, more appropriate time in a quasi-judicial setting subsequent to receiving a formal land use permit application. Staff has identified the following potential items, questions, and policies for discussion:

Potential discussion items and questions:

- Height of building in area (reference Attachment C: *Downtown Visioning, New buildings*). *How many stories should the building or buildings be?* Staff notes that the LUO potentially allows up to a five-story building on lots zoned B-1(c), subject to required setbacks, right-of-way dedications, etc. Lots zoned B-2 currently allow up to two-story buildings. Lot(s) zoned R-7.5 currently allow buildings up to 35-feet. Also of note, multiple subject lots currently are encumbered by the Downtown Neighborhood Protection Overlay District. The DNP overlay further restricts the allowable height on portions of the lot. See Zoning Map portion of Attachment B for existing zoning of subject parcels.

- Tenant Mix (reference Attachment C: *Vision 2020, section 3.6; Downtown Visioning, Mixed Use*). *Is it acceptable for the development to consist of a single tenant building (which would likely affect the practical possibilities for the potential dimensions of the building)?* The attached rendering shows by square footage description a single-tenant retail use on all of the ground floor of the building. A second floor noted for office uses is also shown.
- Access to site (reference Attachment C: *Downtown Visioning, Site Planning Concepts*). *Where should site entrances/exits be located, and how should the traffic be directed into, out of, and around the site? Also, where should parking be located? Is it acceptable for the parking to be visible from the adjoining streets or must the parking be shielded from view of the streets by buildings?* The attached rendering shows new access points off Weaver Street and Short Street, along with retention of an existing access off Center Street. The general location(s) of areas of the site that would be used for parking also are shown.
- Transportation improvements (reference Attachment C: *Vision 2020, Section 4.5; Downtown Visioning, Site Planning Concepts*). *Is a roundabout/traffic circle a high priority at this intersection, such that right-of-way should possibly be reserved for future improvements?* While not shown on the attached drawings, staff notes that adopted policy documents contemplate the possibility of a roundabout or traffic circle at this intersection.
- Neighborhood protection (reference Attachment C: *Vision 2020, Section 2.4*). Adopted policy calls for protection of existing downtown neighborhoods. As mentioned earlier, the DNP overlay district applies to multiple subject lots.
- Rezoning. Staff notes that a Land Use Permit Application has not yet been filed, but it is possible that one or more development scenarios may involve a rezoning request for one or more properties. See included zoning map, Attachment B, for current zoning designations.

Policy document excerpts:

Many portions of adopted policy documents may be applicable to the discussion. Staff has identified several topics below that seem clearly relevant. The full text of the identified sections and topics is found in Attachment B:

- Vision 2020 – <http://www.townofcarrboro.org/PZI/PDFs/Vision2020.pdf>
 - Section 2, Development. 2.3 – Attractiveness of Developed Environment, 2.4 – Carrboro’s Character,
 - Section 3, Economic Development. 3.3 – New Commercial Growth, 3.6 – Economic Diversity,
 - Section 4, Transportation. 4.5 – New Development
- Downtown Visioning – <http://www.townofcarrboro.org/PZI/PDFs/ToCFinalVision.pdf>
 - Projects – West Weaver Street Section
 - New Buildings Section
 - Site Planning Concepts Section
 - Mixed Use Section

- Downtown Traffic Circulation Study – <http://www.townofcarrboro.org/PZI/PDFs/CarrboroDowntownTransportationStudy.pdf>
 - Section H, Greensboro Street Corridor Improvements
- Capital Improvements Plan – <http://www.townofcarrboro.org/MS/PDFs/CIP10-16.pdf>
 - Weaver Street Reconstruction

Summary:

Staff has identified a short list of questions for the Board's consideration, that relate to policy matters surrounding the redevelopment of the subject area, as follows:

- 1) *How many stories should the building or buildings be?*
- 2) *Is it acceptable for the development to consist of a single tenant building (which would likely affect the practical possibilities for the potential dimensions of the building)?*
- 3) *Where should entrances/exits be located, and how should the traffic be directed into, out of, and around the site?*
- 4) *Where should parking be located? Is it acceptable for the parking to be visible from the adjoining streets or must the parking be shielded from view of the streets by buildings?*
- 5) *Is a roundabout/traffic circle a high priority at this intersection, such that right-of-way should possibly be reserved for future improvements?*

RECOMMENDATION

Town staff requests that the Board conduct a courtesy review of the information and, where appropriate, offer comments related to policy matters only.