

AN ORDINANCE AMENDING THE CARRBORO ZONING MAP TO REZONE
APPROXIMATELY 2.49 ACRES OF LAND KNOWN AT AND NEAR
500 N. GREENSBORO STREET FROM B-1(G)-CZ AND CT TO B-1(G) CZ

DRAFT 9-27-2011

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

SECTION 1. The Official Zoning Map of the Town of Carrboro is hereby amended as follows:

That properties being described on Orange County Land Records System as:

Orange County PIN 9778-87-7556, addressed as 500 N. Greensboro Street, currently zoned B-1(g) CZ (General Business, Conditional), and 9778-87-7448, 9778-97-0512, 9778-87-9369, addressed as, 404 N. Greensboro Street, 406 N. Greensboro Street, and 113 Parker Street, currently zoned CT shown on the attached zoning exhibit are hereby rezoned to B-1(g)-CZ (General Business, Conditional), subject to the following conditions:

Proposed conditions (Underlined if mutual agreement between Town and petitioner)	Recommended by	Section 15-141.4 Element
1. <u>Driveway access to the parcel shall be aligned with Shelton Street;</u>	<u>Petitioner, staff,</u> PB, EAB	<u>NA</u>
2. <u>All structures currently located on the property shall be offered for relocation prior to beginning construction</u>	<u>Petitioner, staff,</u> PB, EAB	<u>NA</u>
3. <u>Possible land uses will be limited to those listed on the Concept Plan labeled “Shelton Station, RZ-2” dated September 22, 2011, subject to the determination that adequate parking has been provided for the overall project.</u>	<u>Petitioner, staff</u>	<u>NA</u>
4. <u>For any residential unit consisting of 3 or more bedrooms, the bathroom count per unit shall be a maximum of one less than the number of bedrooms</u>	<u>Petitioner, staff</u>	<u>NA</u>
5. A minimum of 10% of the residential units at 60 percent of the FY 2011 HUD Fair Market Rents income limits for Durham-Chapel Hill NC Metro.	Petitioner	NA
6. The property will be developed to meet a LEED equivalent standard of design.	Petitioner	(f)(2)(f)
7. A minimum of 15 percent of the residential units shall be affordable consistent with the definition and term of maintenance of affordability found in Section 15-182.4 of the Land Use Ordinance at the time a conditional use permit for the development is obtained.	Staff	NA

8. Solar shading impacts along the northern property line shall be mitigated as if it were a street right-of-way, per Section 15-178(a)(3).	Staff	NA
9. Parking configuration along the Parker Street r/w/southern property boundary will allow for secondary emergency vehicle access to/from the site.	Staff	NA
10. (Additional conditions, per Petitioner or Board of Aldermen)	Staff	(as selected)
11. The height of the building closest to N. Greensboro Street shall not exceed 3 stories, with the exception that the portion of the building within the DNP Overlay shall conform to the requirements of that portion of the District.	PB, EAB, Petitioner	NA
12. The minimum required parking shall be 10 percent less than the minimum number of parking spaces required by the Ordinance for the proposed uses.	PB, EAB	NA
13. A minimum of 15 percent of the residential units shall be affordable at less than 80 percent of the area median income.	PB	NA
14. The property will be developed substantially in accordance with the attached plan labeled “500 North Greensboro, RZ-1&RZ-2” dated _____, recognizing that context-sensitive transportation improvements that mitigate traffic impacts at the site access may require changes that substantially impact	PB	NA
15. A minimum of 15 percent of the residential units shall be affordable as defined by the current Town guidelines.	EAB	NA
16. The property will be developed substantially in accordance with the attached Concept Plan labeled “500 North Greensboro, RZ-1 & RZ-2” dated April 7, 2011.	EAB	NA
17. Concern over traffic impacts on North Greensboro Street.	EAB	(f)(9)
18. Additional details be provided as part of the CUP regarding landscaping to create shading above the minimum required in the LUO. In addition, the parking lot should address “green parking lot” features per the EPA document Green “Parking Lot Resource Guide	EAB	(f)(6)
19. Heat island effects should be further addressed by incorporation of green roofs/rooftop vegetation and high albedo materials.	EAB	(f)(2)(f)
20. Request demonstration of sustainability in demolition and construction – reduced waste streams, certified materials, reclaimed materials, green roof, photovoltaics, et cetera. Use FSC certified wood products during construction.	EAB	(f)(2)(f)
21. Use salvaged, recyclable, or rapidly renewable construction materials when available. Source materials within a 500-mile radius.	EAB	(f)(2)(f)
22. Include a centralized compost collection facility	EAB	(f)(2)(d)
23. Applicant demonstrate energy performance to meet one	EAB	(f)(2)(d)

or more of the following: Architecture 2030 goal of fossil fuel reduction		
24. Achieve AIA goals of integrated energy performance design	EAB	(f)(2)(e)
25. LEED certification equivalent to 50 percent CO2 reduction or LEED silver certification/equivalent	EAB	(f)(2)(f)
26. Use of shading devices and high performance glass for minimizing heating and cooling loads	EAB	(f)(2)(h)
27. Insulation beyond minimum standards	EAB	“ “
28. Use of energy efficient motors/HVAC	EAB	“ “
29. Use of energy efficient interior and exterior lighting	EAB	“ “
30. Use of energy efficient appliances	EAB	“” “
31. LED or LED/Solar parking lot lighting	EAB	“ “
32. Use of solar thermal	EAB	“ “
33. Provision of onsite renewable energy generation	EAB	(f)(4)
34. Covered bike parking at the rate of one bike parking space for every four residential units	TAB, Petitioner agrees as revised to one per four units	~ (f)(8)
35. The parking lot shall meet the standard for a “green” parking lot, per the “EPA Green Parking Lot Resource Guide”	TAB	(f)(6)
36. A bicycle and pedestrian trail easement shall be incorporated into the site.	TAB	(f)(9)
37. In the event that by January 1, 2012, the non-residential space on the 2 nd floor of Building A has not been leased (as evidenced by a signed letter of intent or lease agreement) at terms that are acceptable to secure construction and/or permanent financing, the non-residential space on the 2 nd floor of Building A can be developed as additional residential space.	Petitioner	~ (f)(11)

SECTION 2. All provisions of any Town ordinance in conflict with this ordinance are hereby repealed.

SECTION 3. This ordinance shall become effective upon adoption.

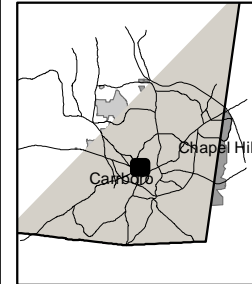
The foregoing ordinance having been submitted to a vote, received the following vote and was duly adopted, this the ____ day of _____ 2011.



AYES:

NOES:

ABSENT OR EXCUSED:

Location Map- B-1(g)-CZ Rezoning Request



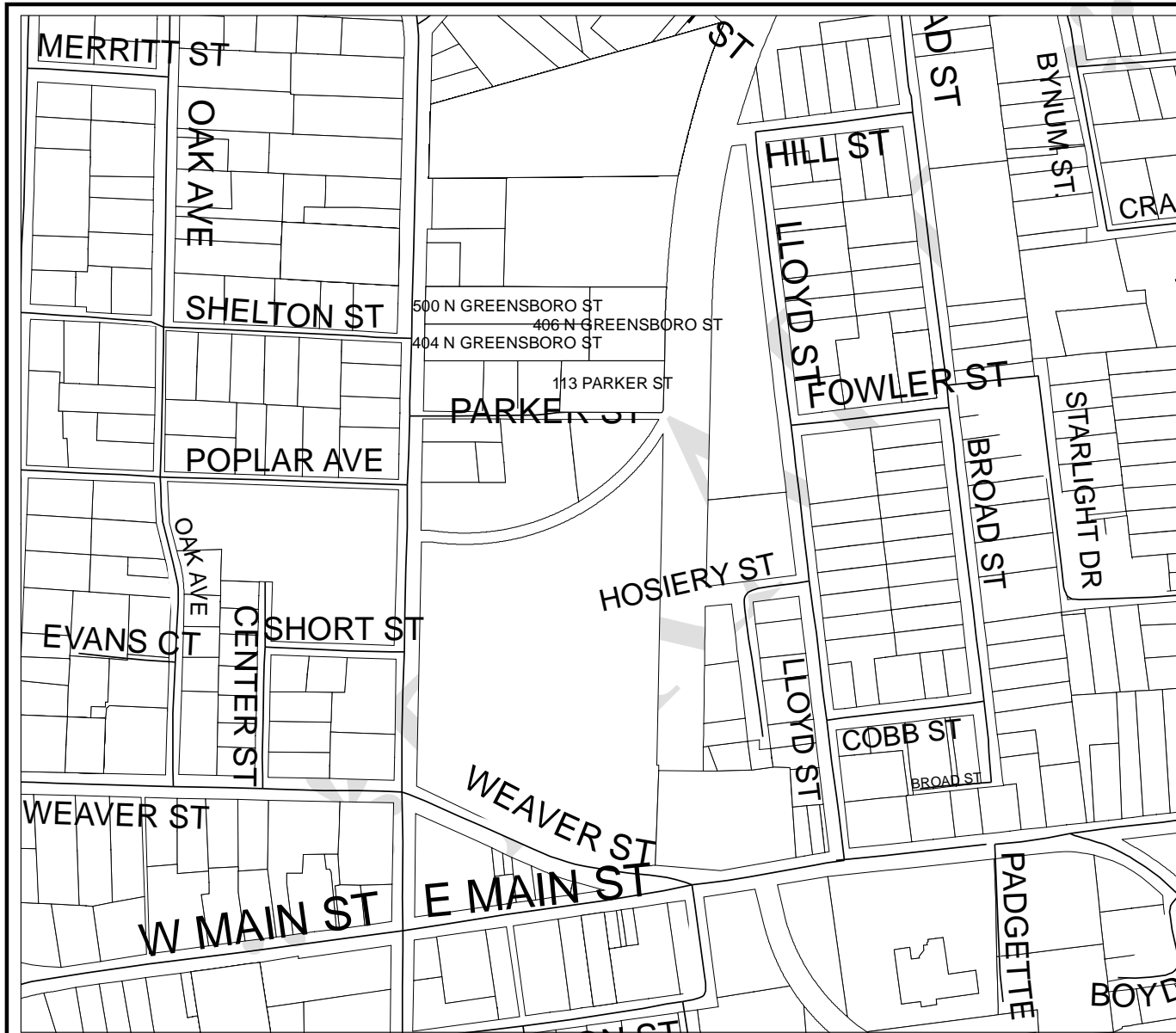
-  Properties selection
-  Streets

**THIS MAP IS NOT A CERTIFIED SURVEY
NO RELIANCE MAY BE PLACED IN ITS
ACCURACY**

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TOWN OF CARRBORO
301 W. Main St.
Carrboro, NC 27510
Printed June 1, 2011



****DRAFT****