

A RESOLUTION CALLING PUBLIC HEARINGS CLAREMONT SOUTH PUD REZONING,
CONDITONIAL USE PERMIT APPLICATION AND PETITION FOR VOLUNTARY
ANNEXATION
Draft Resolution No. 96/2011-12

WHEREAS, the Carrboro Board of Aldermen seeks to provide ample opportunities for the public to comment on proposed projects; and

WHEREAS, an application has been received for a Conditional Use Permit for Claremont South, previously approved as Phase 4 & 5 of the Claremont AIS; and

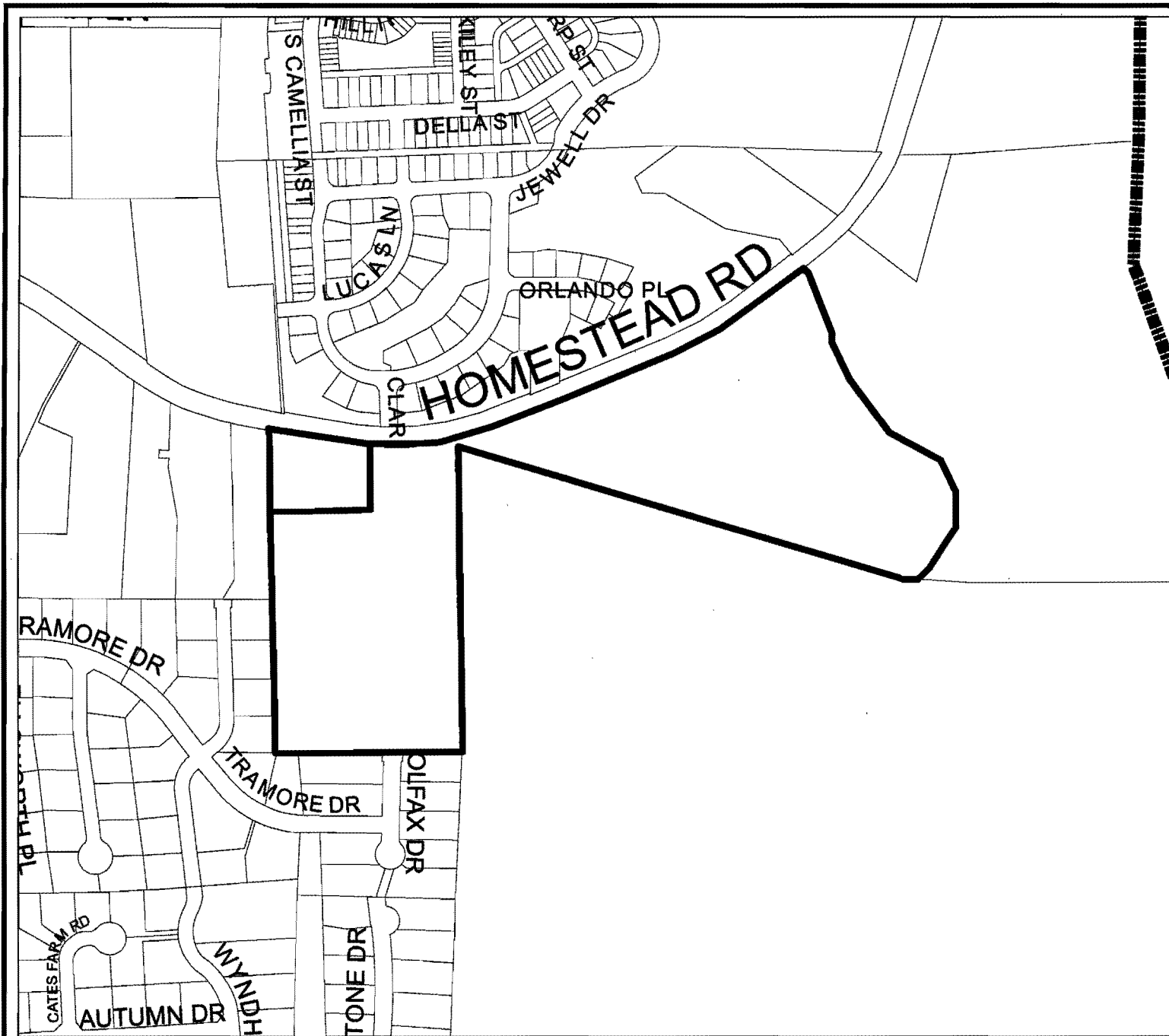
WHEREAS, petitions for rezoning the 38.152-acre property from R-15 and R-20 to R-10/B-3 and for voluntary annexation into the Town's municipal area have been received; and

WHEREAS, the Board of Aldermen must hold public hearings on these requests and must also refer the rezoning petition for Planning Board review.

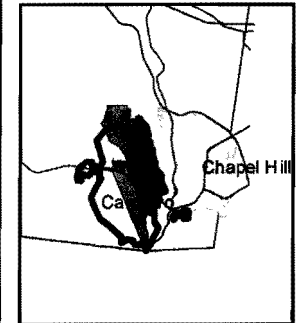
NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Aldermen call a public hearing on _____ to receive public comments and to consider the petitions for voluntary annexation and rezoning and the application for a conditional use permit for the Claremont South development.

BE IT FURTHER RESOLVED by the Board of Aldermen that that the rezoning petition is hereby referred for review to the Planning Board.

This the 20th day of March in the year 2012.



Claremont Subdivision Phase 4 & 5



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

The Town of Carrboro assumes no liability for damages caused by inaccuracies in this map or supporting data and makes no warranty, expressed or implied, as to the accuracy of the information presented. The fact of distribution does not constitute such a warranty.



TOWN OF CARRBORO
301 W. Main St.
Carrboro, NC 27510

Printed Jan 3, 2012

AN ORDINANCE AMENDING THE CARRBORO ZONING MAP TO REZONE
APPROXIMATELY 38.21 ACRES OF THE PROPERTY KNOWN AS
CLAREMONT PHASES FOUR AND FIVE FROM R-15 and R-20 TO
R-10/B-3 PLANNED UNIT DEVELOPMENT

****Draft 3-16-12****

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 property being described by Orange County parcel identification numbers 9779-37-0343 and 9779-47-6533 in the Chapel Hill Township, encompassing approximately 38.21 acres of land shown on the accompanying map titled "Illustrative Plan PUD," is hereby rezoned from R-15 and R-20 (Residential, 15,000 square feet per dwelling unit and Residential, 20,000 square feet per dwelling unit) to R-10/B-3 PUD (Residential, 10,000 square feet per dwelling unit and Neighborhood Business) Planned Unit Development.

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.

CLAREMONT
PHASES 1 & 2

41 HOBLEY AND
ELLEN HOBLEY REPLY
181.150, 181.533
181.72, 181.150

CLAREMONT SOUTH PUD (R10/B3)

NOTES:

1. THE PUD DISTRICT REQUIRES AT LEAST TWO USES ON A MINIMUM OF 25 ACRES. THIS PROPOSAL IS TO REZONE TO THE R-10/B-3/PUD DISTRICT, WHERE COMMERCIAL IS PROVIDED IT MUST MEET THE STANDARDS OF THE B-3 DISTRICT. WHERE RESIDENTIAL USES ARE PROVIDED, THE R-10 DISTRICT REQUIREMENTS MUST BE MET.
2. THIS SCHEMATIC IS PURELY ILLUSTRATIVE, IS NOT BINDING AND IS SUBJECT TO CHANGE AT THE TIME OF THE MAJOR CUP. THE B-3 AND R-10 PORTIONS OF THE SITE ARE FLEXIBLE SO LONG AS THE B-3 PORTION DOES NOT EXCEED 10% OF THE GROSS TRACT AREA OF THE GROSS SITE. THE FINAL LOCATION OF THE COMMERCIAL AREA WILL BE DETERMINED AT THE TIME OF THE MAJOR CUP.
3. THIS IS A GENERAL USE REZONING ONLY. THE ZONING CHANGE IS FROM R-15 AND R-20 TO R-10/B-3/PUD AND IS BEING PROPOSED TO:
 - A. MEET THE REQUEST OF THE BOARD OF ALDERMAN;
 - B. ALLOW FOR A MIX OF USES; AND
 - C. ALLOW A REDUCTION IN THE NUMBER OF SINGLE FAMILY DWELLINGS.
4. THE PUD USE CLASSIFICATION (28,000 PUD) IS THE ONLY PERMISSIBLE USE IN A PUD ZONE.
5. THE PROPOSED DENSITY WILL BE DETERMINED AT THE TIME OF THE MAJOR CUP AND WILL BE ADJUSTED BASED UPON THE NET ACREAGE OPEN SPACE CALCULATIONS AND AFTER DENSITY AND INTENSITY CALCULATIONS ARE FURTHER DEFINED.
6. PARKING FOR B3 WILL BE FURTHER DETERMINED AT THE TIME OF THE MAJOR CUP.
7. REQUIRED OPEN SPACE IS 40% OF THE GROSS ACREAGE OF THE PUD PORTION OF THE SITE (38.152 X 0.40 EQUALS APPROXIMATELY 15.26 ACRES). THE REQUIRED AND PROPOSED OPEN SPACE CALCULATIONS ARE SUBJECT TO CHANGE AND WILL BE FURTHER DEFINED AT THE TIME OF THE MAJOR CUP.
8. RECREATION SPACE WILL BE DETERMINED AT THE TIME OF THE MAJOR CUP.

SITE DATA:

OWNER: PARKER LOUIS, LLC
180 PROVIDENCE ROAD
CHAPEL HILL, NC 27514

PIN: JB.152 ACRE PORTION OF 9779-47-6533 AND 9799-37-0343

EXISTING ZONING: R15 AND R20

PROPOSED ZONING: R10/B3/PUD MINIMUM 25 ACRES
PROPOSED USE: COMMERCIAL AND SINGLE FAMILY DWELLINGS

PUD MINIMUM ACREAGE ALLOWED: 25 ACRES
PUD ACREAGE PROPOSED: 38.152 ACRES

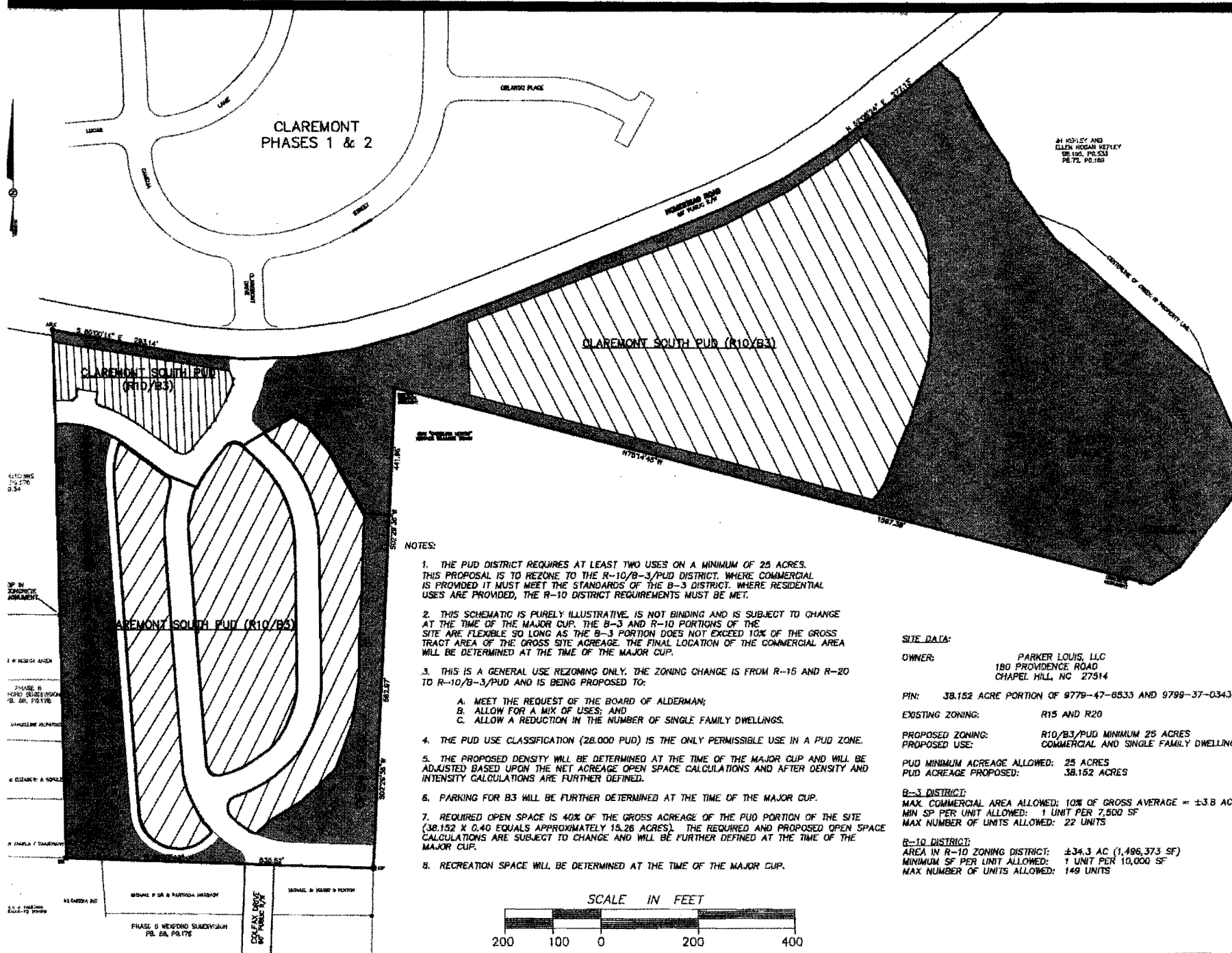
B-3 DISTRICT:

MAX. COMMERCIAL AREA ALLOWED: 10% OF GROSS AVERAGE = ±3.8 AC (166,190 SF)
MIN. SP PER UNIT ALLOWED: 1 UNIT PER 7,500 SF
MAX. NUMBER OF UNITS ALLOWED: 22 UNITS

R-10 DISTRICT:

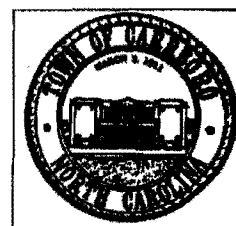
AREA IN R-10 ZONING DISTRICT: ±34.3 AC (1,496,373 SF)
MINIMUM SF PER UNIT ALLOWED: 1 UNIT PER 10,000 SF
MAX. NUMBER OF UNITS ALLOWED: 149 UNITS

SCALE IN FEET



TOWN OF CARRBORO

PETITION FOR ANNEXATION OF CONTIGUOUS PROPERTY



"Dear Potential Business Operator:

Please be advised that it may be necessary to meet with several members of Town staff as well as outside agencies to identify and fully understand all rules, regulations, and policies applicable to your business. Please refer to the 'Checklist for Opening a Business in Carrboro.'

TO THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO:

1) THE UNDERSIGNED, BEING THE OWNER OF ALL REAL PROPERTY LOCATED WITHIN THE AREA DESCRIBED IN PARAGRAPH #2 BELOW, REQUESTS THAT SUCH AREA BE ANNEXED TO THE TOWN OF CARRBORO, NORTH CAROLINA.

2) THE AREA TO BE ANNEXED IS CONTIGUOUS TO THE TOWN OF CARRBORO, AND IS LOCATED AT HOMESTEAD ROAD, SOUTH OF CLAREMONT DRIVE INTERSECTION AND TAX MAP REFERENCED 109.16 AND 109.17. THE BOUNDARIES OF SUCH TERRITORY ARE AS SHOWN ON THE METES AND BOUNDS DESCRIPTION ATTACHED HERETO.

3) A MAP (NO LARGER THAN 18" X 24") OF THE FOREGOING PROPERTY, SHOWING ITS RELATIONSHIP TO THE EXISTING CORPORATE LIMITS OF THE TOWN, IS ALSO ATTACHED HERETO.

4) THE TOTAL ACREAGE AND DWELLING UNITS LOCATED ON THIS PROPERTY ARE AS FOLLOWS:
38.152 ACRES ONE DWELLING UNITS

RESPECTFULLY SUBMITTED THIS 16TH DAY OF FEBRUARY, 2012.

NAME:	Parker Louis, LLC
ADDRESS:	180 Providence Road <u>Suite 1-B</u>
	Chapel Hill NC 27514
OWNER/PRESIDENT/MANAGER:	

ATTEST: N/A SECRETARY

I, Catherine C. Wilson, Town Clerk of the Town of Carrboro, do hereby certify that the sufficiency of the above-reference petition has been checked and found to be in compliance with G.S. 160A-31.

This the 14th day of March, 20 12.

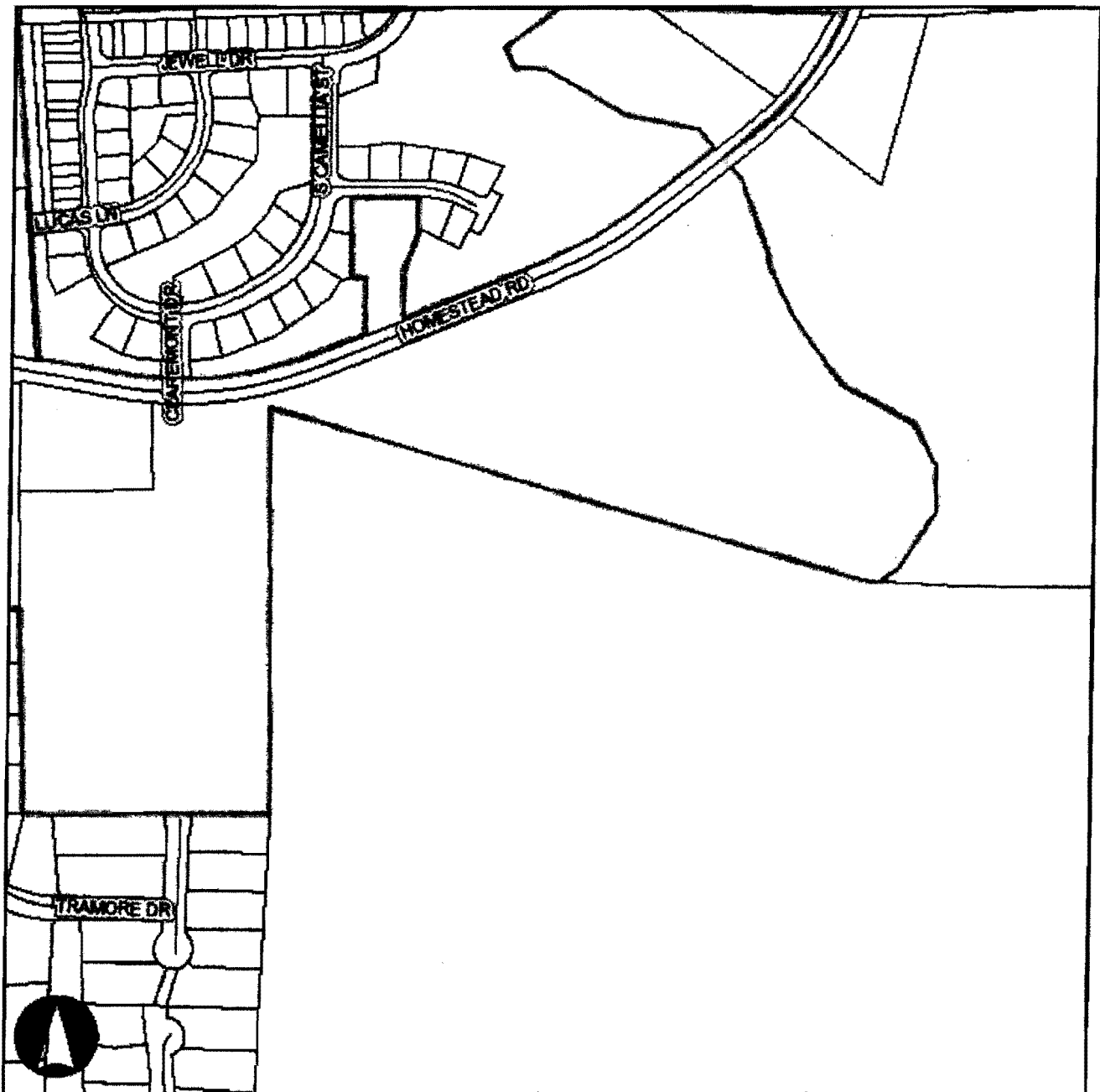
TOWN CLERK:

*Reid
2/16/12
PR*



Orange County, NC GIS

Parker Louis LLC - S/S Homestead Road



1 inch = 400 feet

9779370343 (PARKER LOUIS) (Parcels) 1973050.749, 797458.59 (1)

GeometryElement	ESRI.ArcGIS.ADF.Web.Geometry.Polygon
PIN	9779370343
PINSTATUS	ACTIVE
OWNER_TYPE	Null
IOFLAG	
OWNER1_LAST	PARKER LOUIS
OWNER1_FIRST	LLC
OWNER2_LAST	
OWNER2_FIRST	
ADDRESS1	SUITE 1-B
ADDRESS2	180 PROVIDENCE RD
CITY	CHAPEL HILL
STATE	NC
ZIPCODE	27514
TOWNSHIP	7
SIZE	2.118
UOM	A
CALC_ACRES	2
SUBCODE	0
LEGAL_DESC	S/S HOMESTEAD RD
RATECODE	04
LANDVALUE	\$129,892.00
BLDGVALUE	\$141,259.00
BLDGCNT	1
VALUATION	\$271,151.00
TAXSTATUS	A
FARMUSE	Null
USEVALUE	0
DEEDREF	4140/156
LEGALREF	Null
DATESOLD	10/11/2006
TAXSTAMPS	600
STAMPVALUE	300000
YEARBUILT	1948
SQFT	2316
SUBDIVISION_NAME	Null
SCHOOL_SYSTEM	Chapel Hill/Carrboro Schools
TOWNSHIP_NAME	CHAPEL HILL
shape.area	86748.337514
shape.len	1201.180047
SHAPE.fid	52808
Display Field	9779370343

Search Results (1)

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PIN	9779476533
PINSTATUS	ACTIVE
OWNER_TYPE	
IOFLAG	

OWNER1_LAST	PARKER LOUIS
OWNER1_FIRST	LLC
OWNER2_LAST	
OWNER2_FIRST	
ADDRESS1	180 PROVIDENCE RD STE 1B
ADDRESS2	
CITY	CHAPEL HILL
STATE	NC
ZIPCODE	27514
TOWNSHIP	7
SIZE	33.34
UOM	A
CALC_ACRES	33.34
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SQFT	NaN
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SCHOOL_SYSTEM	Chapel Hill/Carrboro Schools
TOWNSHIP_NAME	CHAPEL HILL
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shape.area	1446060.7752365

Created on 3/15/2012. Orange County, North Carolina.