

A RESOLUTION CALLING A PUBLIC HEARING ON THE REQUESTED 201 NORTH
GREENSBORO STREET CONDITIONAL USE DISTRICT REZONING/CONDITIONAL
USE PERMIT APPLICATION

Draft Resolution No. 87/2012-13

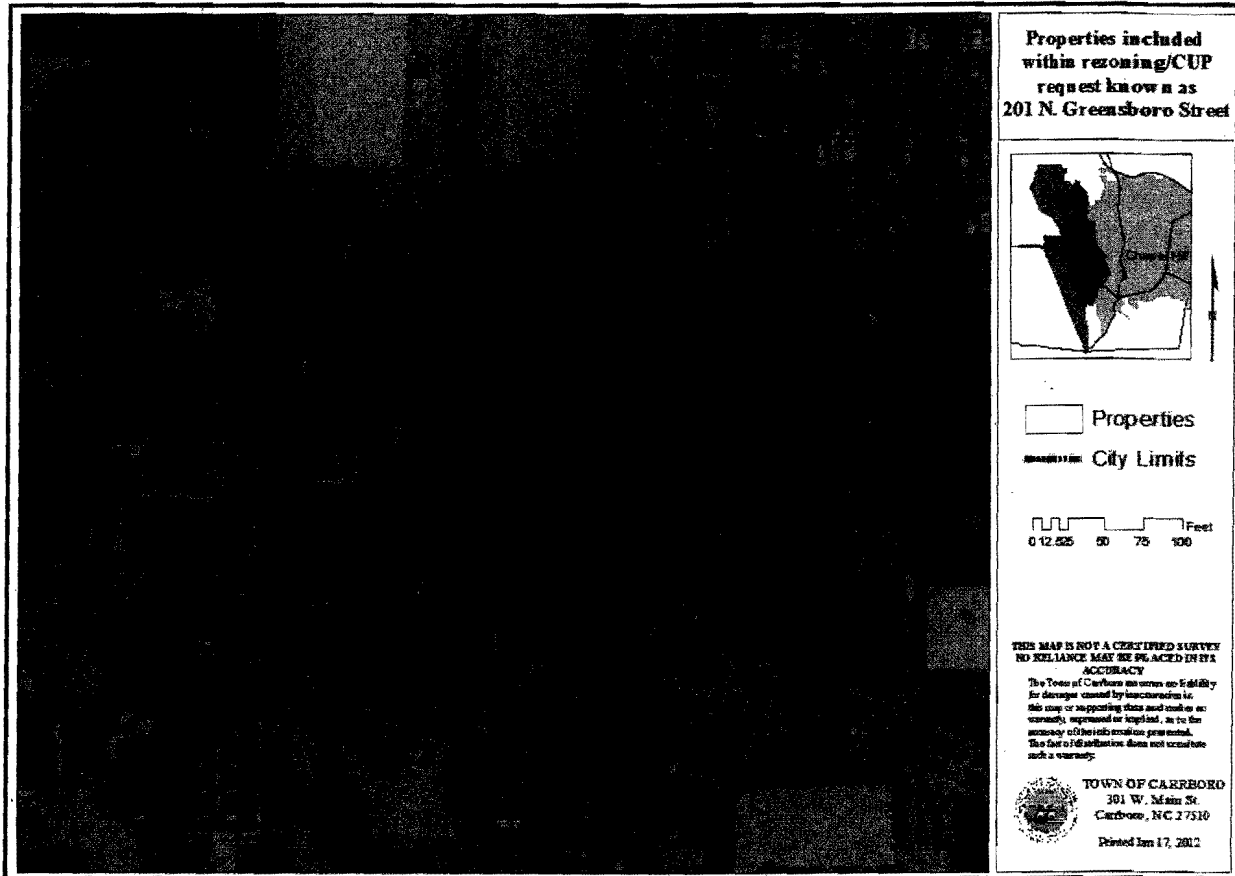
WHEREAS, the Carrboro Board of Aldermen seeks to provide ample opportunities for the public to comment on both the proposed rezoning applications and proposed conditional use permit projects; and

WHEREAS, an application has been received for a Conditional Use District Rezoning/ Conditional Use Permit for the properties known collectively as 201 N. Greensboro Street.

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Aldermen call a hearing on February 26th, 2013 to receive public comment and to consider the requested rezoning and conditional use permit for the properties known in this application as 201 N. Greensboro Street.

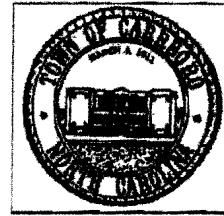
BE IT FURTHER RESOVLED by the Board of Aldermen that the rezoning petition is hereby referred for review to the Planning Board.

This the 29th day of January in the year 2013.



TOWN OF CARRBORO

PETITION FOR CHANGE OF ZONING



"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.'

PETITIONER

Revco Discount Drug Centers, Inc.
Debra Seaton
James & Jerry Sparrow

DATE:

03/31/2011

The Petitioner named above respectfully requests the Board of Aldermen of the Town of Carrboro to rezone the below-described property from R-75, B-1 (C), B-2, DNP Overlay to B-1 (C) Conditional Use zoning classification. The Petitioner furthermore submits the following information in support of this petition.

1. PETITIONER'S NAME: Revco Discount Drug Centers, Inc.

ADDRESS: One CVS Drive, Woonsocket, RI 02895

TELEPHONE #: (704) 609-0418

ADDITIONAL OWNERS:

PETITIONER'S NAME: Debra L. Seaton

ADDRESS: 203 N. Greensboro Street, Carrboro, NC 27510

TELEPHONE #: (919) 968-3709

PETITIONER'S NAME: James and Jerry Sparrow

ADDRESS: 376 Dee Farrell Road, Pittsboro, NC 27312

TELEPHONE #: (919) 942-7339

2. INTEREST IN PROPERTY(IES):

Owners3. BROAD DESCRIPTION OF PROPERTY AREAS SOUGHT TO BE REZONED BY REFERENCE TO
ADJOINING STREETS: City block encompassed by Weaver Street, Greensboro Street, Center
Street, and Short Street less the Hamborsky property.

4. DESCRIPTION OF INDIVIDUAL LOTS SOUGHT TO BE REZONED:

a. OWNER: James and Jerry SparrowTAX MAP: 9778 BLOCK: 86 LOT: 2724 ACREAGE: 0.14 PARCEL: _____SUBDIVISION NAME: _____ FRONTAGE: 82' DEPTH: 76'EXISTING STRUCTURES AND USES: Existing house and parking area utilized as a hair
salon.b. OWNER: Debra SeatonTAX MAP: 9778 BLOCK: 86 LOT: 3699 ACREAGE: 0.43 PARCEL: _____SUBDIVISION NAME: _____ FRONTAGE: 167' DEPTH: 135'EXISTING STRUCTURES AND USES: Existing house and gravel parking area utilized as
dentist officec. OWNER: Debra SeatonTAX MAP: 9778 BLOCK: 86 LOT: 3704 ACREAGE: 0.18 PARCEL: _____SUBDIVISION NAME: _____ FRONTAGE: 86' DEPTH: 77'EXISTING STRUCTURES AND USES: Gravel parking aread. OWNER: Revco Discount Drug Centers, Inc.TAX MAP: 9778 BLOCK: 86 LOT: 2648 ACREAGE: 0.20 PARCEL: _____SUBDIVISION NAME: _____ FRONTAGE: 65' DEPTH: 135'EXISTING STRUCTURES AND USES: Vacant housee. OWNER: Revco Discount Drug Centers, Inc.TAX MAP: 9778 BLOCK: 86 LOT: 2555 ACREAGE: 0.20 PARCEL: _____SUBDIVISION NAME: _____ FRONTAGE: 135' DEPTH: 65'EXISTING STRUCTURES AND USES: Existing parking lot

f. OWNER: Revco Discount Drug Centers, Inc.TAX MAP: 9778 BLOCK: 86 LOT: 3587 ACREAGE: 0.33 PARCEL: _____SUBDIVISION NAME: _____ FRONTAGE: 102' DEPTH: 135'EXISTING STRUCTURES AND USES: Vacant building

5. NAMES AND ADDRESSES OF ALL PERSONS WHOSE PROPERTY OR ANY PART THEREOF IS WITHIN 1000 FEET IN ANY DIRECTION OF THE PROPERTY SOUGHT TO BE REZONED.

NAME	ADDRESS
See attached	See attached

6. HAS THIS PROPERTY BEEN THE SUBJECT OF A ZONING CHANGE SINCE 1979? YES ___ NO
- X
-
- If "YES", WHEN? _____

7. PLEASE SET OUT AND EXPLAIN THOSE CIRCUMSTANCES PERTINENT TO THE PROPERTY AND THE MANNER IT RELATES TO THE TOWN THAT DEMONSTRATE THAT THE PROPOSED ZONING DISTRICT CLASSIFICATION IS CONSISTENT WITH THE TOWN'S COMPREHENSIVE PLAN.
-
- MORE SPECIFICALLY:

- (a) How do the potential uses in the new district classification relate to the existing character of the area?

The proposed use will front Greensboro Street. The proposed use is commercial in nature and is consistent with existing zoning, land uses, and development patterns along the Greensboro Street corridor; to the North of the site, across Greensboro Street, and south of the site. The B-1 (C) Town Center district encourages development around the themes associated with the Carr Mill Mall. The proposed building materials will also match the building materials at the Carr Mill Mall across Greensboro Street. The proposed project

will include a mix of uses to address the diversity of consumer needs in the area. The building will be limited to two-stories and provide an appropriate transition to the Residential properties west of Center Street (see plans for details). The building will be situated on the eastern portion of the property close to the Greensboro Street business corridor away from residential uses. Appropriate scale, massing, and pedestrian connectivity are also addressed in the project drawings. The B-1 (C) zoning district emphasizes pedestrian accommodations. Wide sidewalks will be provided along the Greensboro and Weaver Street frontages to accommodate pedestrians. An active pedestrian space with outdoor seating will be provided along Weaver Street.

Additionally, many of the allowable uses within the B-1 (C) zoning classification area are generally consistent in nature with the larger context and zoning framework of the business district. The proposed conditional use will further reinforce the existing character by providing a lower density transition from the "Main Street" grid into surrounding residential zoning districts. The proposed development will not require widening of adjacent downtown streets and will save some of the larger trees on the project site.

(b) In what way is the property proposed for rezoning peculiarly/particularly suited for the potential uses of the new district?

Greensboro Street and Weaver Street are major thoroughfares through Town for both vehicles and pedestrians. The commercial use is appropriate for this area and accommodates vehicular traffic with adequate parking areas; wide sidewalks to accommodate pedestrians; and a building oriented to serve vehicular and pedestrian traffic conveniently. The building screens portions of the parking areas from the street and the existing and proposed landscaping screen the parking from neighboring residential properties.

The property is uniquely located between the Carr Mill Mall area and adjacent residences. The Conditional Use portion of the rezoning will help better define the ultimate site layout and allow for a use that matches the adjacent Carr Mill Mall but also provides for less intense development adjacent to the residences.

(c) How will the proposed rezoning affect the value of nearby buildings?

The addition of new commercial building and new parking should be a benefit to the existing neighboring businesses. The proposed project will eliminate vacant buildings which may have been a detriment to property values. The relative scale and intensity of the project should not be detrimental to the property values of the adjacent residential

PETITION FOR CHANGE OF ZONING (con't)
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areas, as existing vegetation and proposed buffers will be provided on the west side of the property and be required as part of the conditional use zoning.

(d) In what way does the rezoning encourage the most appropriate use of the land in the planning jurisdiction?

The rezoning allows this piece of property to be a transition from a dense commercial center to a residential area. The new zoning B-1 (C) is in harmony with the adjacent Carr Mill Mall. The zoning locates complementary uses in proximity to one another such as the adjacent Carr Mill Mall and businesses, but the conditional use portion of the zoning also achieves appropriate land use relationships to adjacent residential properties as the building is located in the southeastern corner of the property (see plans for details).

WHEREFORE, THE PETITIONER REQUESTS THAT THE OFFICIAL ZONING MAP BE AMENDED AS SET OUT ABOVE. THIS IS THE _____ DAY OF _____, 19____.

PETITIONER'S SIGNATURE: See attachments

PLEASE NOTE

1. For all the persons identified under "5", please attach addressed envelopes with the correct postage. Oversight of this requirement could delay processing your rezoning request.
2. If a rezoning or master plan is approved, a Certificate of the Adequacy of Public School Facilities (CAPS) will be required from the Chapel Hill Carrboro City School District before the approval of a conditional or special use permit for a residential development shall become effective. The rezoning of property or approval of a master plan provides no indication as to whether the CAPS will be issued.

Conformance with Downtown Design Guidelines

The proposed project addresses many of the goals identified in the Town of Carrboro Downtown Guidelines for Design including:

1. Promotes development of the Downtown Center by taking several underutilized vacant properties and increasing the density by providing for a two story mix of office and retail uses. This will increase the tax base for the Town in an area where dense development is desired.
2. Improves the quality of the physical environment by providing an inviting and attractive building fronting Greensboro Street that matches the existing character of the Carr Mill Mall.
3. Improves the architectural character of this area by reinforcing the architecture at the existing Carr Mill Mall.
4. Will provide for a wide variety of goods and services including convenience items, prescription drugs, a Minute Clinic, and office uses on the second floor.
5. Improves parking in the downtown area by providing surface parking adjacent to the uses and provides for an organized parking layout screened by the proposed building, existing landscaping, and new landscaping.
6. Strengthens the pedestrian character of the area by widening sidewalks on Greensboro and Weaver Street, a new sidewalk on Short Street, a safer crosswalk to Carr Mill Mall, and a sidewalk connection to Center Street.
7. Protects the existing community by screening new parking areas setback from Center Street with a 5' high brick wall and sensitive lighting.

Further improvements to the transportation network will include bike lane sharrows on Greensboro Street, right-of-way dedication to accommodate a future bike lane, street trees along Greensboro and Weaver Street, multiple bike racks on the facility, and retiming of pedestrian crossing signals in the vicinity of the project. Right-of-way has been dedicated along Weaver Street, Greensboro Street, and Short Street for additional sidewalk.

The project also maintains a significant amount of landscaping despite the dense nature of the development by saving numerous trees on the property and pushes parking to the rear of the property. Amenities such as benches and tables are provided at various locations on the project perimeter.

Conformance with Vision 2020 Plan

The proposed project addresses and complies with many of the policies set forth within the Vision 2020 plan. The specific policies are noted below with descriptions of how the project addresses those guidelines:

- Human Services (Section 1.33) states there should be “focus particularly on transit needs easy access and proximity to health care and integration into the greater community”. The subject project will include a CVS Pharmacy and “Minute Clinic” and possibly other medical offices that would be able to provide convenient medicine and health care to citizens who ride the transit system as there is a bus stop to the east of the intersection on Weaver Street and also just North of Short Street on Greensboro Street.
- Human Services (Section 1.35) states “the Town should consider the impact of its ordinances and policies on the wellbeing of its most vulnerable citizens, including the elderly...”. The project is located such that access is easy via the transit system, locally by pedestrian access, and provides adequate parking if car travel is preferred.
- Development (Section 2.11) states “town should develop policies that mitigate the adverse impact of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility...develop a process to mediate disagreements between developers and residents of existing neighborhoods”. The subject project provides wide sidewalks along both Weaver Street and Greensboro Street, new sidewalk along Short Street, and a sidewalk connection to Center Street. The proposed building façade will mimic that of the adjacent Carr Mill Mall while providing a significant amount of glass on all sides of the building. There will be three entrances to the building for easy access from both the parking lots and the sidewalks. Strategies to minimize storm water impact on the site include an underground cistern, bio-retention areas, and pervious pavements. The proposed traffic associated with the development will be only about 3% of the total traffic adjacent to the project site. The development will relocate the crosswalk on Greensboro Street to a safer location and provide sharrows for bicyclists on southbound Greensboro Street along with street trees. The developer of the project has also been in communication with adjacent residents via four neighborhood meetings at various points of the project, and a brick wall will be installed with dense landscaping to screen parking areas along Center Street.
- Development (Section 2.12). The proposed project is not within a sensitive area such as a watershed or wetland that would adversely affect water supplies or habitat.
- Carrboro’s Character (Section 2.41). The proposed project includes a medium rise building with good public access and will provide the goods necessary to meet citizens’ everyday needs. The project emphasizes the character of the existing Carr Mill Mall across the street by mimicking the existing building Facades while also providing glass and a building landscape trellis on Weaver

Street. The proposed building also has an area dedicated as an active pedestrian space for benches and tables that will allow people to work, gather, shop, and socialize on the project site along Weaver Street. Bike racks are also provided at other corners of the building and a bench/landscape area is also provided on Center Street.

- Carrboro's Character (Section 2.42). As mentioned above, the development will match the building façade of the existing Carr Mill Mall, does not require widening of adjacent streets, will add street trees along Greensboro and Weaver Street, and also maintains several of the larger existing trees on the property.
- Downtown Vitality (Section 3.21). The proposed plan increases the existing square footage on the properties, accommodates additional square footage by building upward not outward, which in turn increases the density on the property. The project will also improve the downtown infrastructure by adding parking, wider sidewalks, bike lane sharrows, new lighting, and code compliant landscaping. The Weaver Street reconstruction will also be complete at the time of the subject project which will allow for the project to tie into new storm water and water infrastructure. The project also proposes to retune the traffic signals in the Greensboro Street, Main Street, and Weaver Street "triangle" to improve traffic and pedestrian circulation and relocate the cross walk across from Carr Mill Mall.
- Downtown Vitality (Section 3.22). The building will be architecturally significant as the façade will match the Carr Mill Mall façade while providing a significant amount of glass and be more visible pulled up to the street to screen the parking.
- Downtown Vitality (Section 3.23). Office space will be provided on the 2nd floor which will be additional commercial space in the downtown area.
- Downtown Vitality (Section 3.25). Walk ability will be encouraged with wide sidewalks and new crosswalks to increase pedestrian safety. New lighting will also be provided on the project site along with active pedestrian spaces like a table and seating area along Weaver Street and seating area on Center Street.
- Economic Diversity (Section 3.61) states that the goal is a "balanced portrait of convenience". The subject project will offer both retail and office space for business owners and patrons in the downtown area.
- Economic Diversity (Section 3.63) states "the Town should encourage the development of underutilized property in the downtown area". This property is central to the downtown area and currently contains vacant buildings. Re-development will allow this property to be utilized to the extent practical and significantly improve the aesthetics too.
- Transit (Section 4.2). The development will be accessible to transit riders with two bus stops within 200' of the project site.
- Water (Section 5.22). The development will implement storm water quantity and quality controls to reduce impacts to downstream creeks, streams, pond, and lakes. Nitrogen pollutant export from the site will be reduced by approximately 13% from the existing condition after construction.

Conformance with Comprehensive Bicycle Plan

The proposed development will provide for bike parking along Weaver Street adjacent to the outdoor seating area, at the intersection of Weaver and Greensboro Street, and at the Northwest corner of the building. This will accommodate bicyclists utilizing the new bike lane constructed as part of the Weaver Street Reconstruction project. Right-of-way has been dedicated to allow for a future bike lane along southbound Greensboro Street with Sharrows being installed at this time per the bike plan.

Conformance with Downtown Traffic Circulation Study

The project will be providing the following pedestrian amenities recommended in the Downtown Traffic Circulation Study:

- ADA compliant wheelchair ramps at the site driveways on Weaver Street and Short Street as well as at the intersection of Weaver Street & N Greensboro Street
- ADA wheelchair ramps at Center Street
- Crosswalks will be provided across the site driveways on Weaver Street and Short Street
- The crosswalk across N Greensboro Street at Short Street will be moved to the north side of Short Street as recommended by the Town and NCDOT
- Replacing and widening the sidewalk along N Greensboro Street and part of Weaver Street
- Adding sidewalk on Short Street
- Street trees along Greensboro Street and a portion of Weaver Street.

CVS will also be providing the following bicycle improvements:

- Bicycle sharrows on southbound N Greensboro Street along the property frontage

In addition, the project proposes to retime the signals at the intersections of N Greensboro Street & Weaver Street, N Greensboro Street & Main Street, and N Main Street at Weaver Street/Robeson Street to enhance pedestrian and vehicle movements.

Conformance with New Vision Document

The development complies with the New Vision document by providing a multi-story building with architectural accents adjacent to Greensboro Street that also incorporates a significant amount of glass. The design also includes a brick façade that is compatible with the character of the adjacent buildings at the Carr Mill Mall. The building fronts a sidewalk and parking and services are located to the rear of the development. The project also has a mixed use component comprising both retail and office uses. Sidewalks also comply with the vision as 10' wide sidewalks are provided along Greensboro and Weaver Street. Sharrow bike lane markings on Greensboro Street and bike racks along the perimeter of the building along with easy access to transit stops also complies with the New Vision.

The development also seeks to address the map on page 20 of the Downtown Carrboro New Vision. The Vision map denotes buildings pulled up to the street with parking screened in the interior of the site. The building proposed with this development fronts both Greensboro Street and Weaver Street as suggested in the Vision document. It should also be noted that the required driveway entrance locations along Weaver Street and Short Street in tandem with restricted access on Greensboro Street further inform the placement of the proposed building. The proposed parking is located behind the building mass as suggested and is effectively screened by the proposed structure. Moreover, this design allows for future flexibility to accommodate additional density and does not preclude potential infill of future building structures (in conjunction with a structured or shared parking component) along the Weaver, Short, and Center Street frontages while maintaining the proposed building at the intersection of Weaver and Greensboro Street. The proposed plan limits the current vertical improvements in the vicinity of the Center and Short Street to provide a transition to the adjacent residences.

Street trees and street furnishings (bicycle racks, tree grates, seating, litter receptacles, lighting) are proposed along Greensboro and portions of the Weaver Street frontages as recommended by the New Vision plan. Although a roundabout is graphically depicted in the Vision, a more pedestrian friendly proposed plan maintains a traditional intersection reinforcing the urban grid and encourages walk-ability through safer pedestrian facilities. The plan does not widen the street. By contrast it maintains shorter and safer pedestrian crossing routes than a widened intersection or roundabout. Additionally, signalization improvements will also be applied to the intersection. The traditional intersection allows for the mature trees around the periphery of the Weaver and Greensboro Street intersection to be saved as a roundabout design would require a larger footprint to construct than the current intersection.



Kimley-Horn
and Associates, Inc

Attachment *Chris*
P.O. Box 33068
Raleigh, North Carolina
27636-3068

TEL 919 677 2000
FAX 919 677 2050

Transmittal

Date: January 26, 2012 Job Number: 012426042
Project Name: CVS Store #3833, Carrboro, NC
Trish McGuire
Town of Carrboro Planning Department
Town Hall
301 West Main Street
Carrboro, NC 27510

We are sending these by

☐ U.S. Mail ☒ FedEx ☐ Hand Delivery
☐ Other _____

We are sending you

☐ Attached ☐ Under separate cover via _____ the following items:
☐ Shop drawings ☐ Prints/Plans ☐ Samples ☐ Specifications ☐ Change Orders
☐ Other _____

Copies	Date	No.	Description
1			Original Rezoning Signature Authorization

These are transmitted as checked below:

☐ For your use ☐ Approved as submitted ☐ Resubmit ☐ Copies for approval
☐ As requested ☐ Approved as noted ☐ Submit ☐ Copies for distribution
☐ For review and comment ☐ Returned for corrections ☐ Return ☐ Corrected prints

Remarks: As requested.

Copy to: File Signed: Chris Bostic, P.E.



CVS/pharmacy®

Toni A. Motta
Senior Legal Counsel

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Attachment C

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January 9, 2012

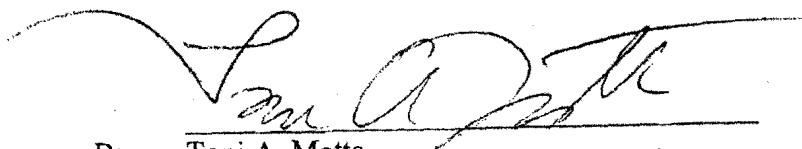
Chris Bostic, P.E. (NC, SC)
Kimley-Horn and Associates, Inc.
333 Fayetteville Street
Suite 600
Raleigh, NC 27601

Re: 3383 Carrboro, NC

Dear Mr. Bostic:

The purpose of this letter is to confirm for you that Redd Realty executed the attached petition on behalf of and with the authorization of Revco Discount Drug Centers, Inc.

REVCO DISCOUNT DRUG CENTERS, INC.


By: Toni A. Motta
Assistant Secretary