




TOWN OF CARRBORO
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MEMORANDUM

TO: Matt Efird, Interim Town Manager, and
Mayor Mark Chilton and the Board of Aldermen

CC: Patricia McGuire, *AICP*, Planning Director

FROM: Martin Roupe, Development Review Administrator 

DATE: January 18, 2012

SUBJECT: Active Projects Report for December 2011

Please find attached the 'Active Projects Report' for the period of November 16, 2011 to December 15, 2011. Also included, as usual, are both the 'Affordable Housing and Size-Limited Dwellings Report' and the 'New Commercial Areas Report.' The items remain labeled as follows:

Attachment A – Active Projects Report;
Attachment B – Affordable Housing and Size-Limited Dwellings Report; and
Attachment C – New Commercial Areas Report.

Please review the reports and, if any questions arise, please either contact the Development Review Administrator (telephone: 918-7333 or email: mroupe@townofcarrboro.org) or bring your questions to a Board of Aldermen meeting. If the questions cannot be answered during the meeting, staff will research the issue and provide the answer either at a subsequent meeting or in a subsequent report. Inquiries that raise significant issues will be responded to through the Manager's Office back to the entire Board.

Current Development Projects

Proposed Commercial Projects

403 W Weaver St

Update

No change.

Address 403 W Weaver St

Developer Weaver Street Development LLC

Project Type CUP *% of Affordable Units* n/a

Tax Map # 9778764491

Application Date 7/21/2011 *Approval Date* n/a

Permit Expires

Lot Size (acres) *Building Size (square feet)* 1651

Project Status

Conditional Use Permit Granted on October 25, 2011.

Description

A CUP application has been submitted to permit various uses at 403 W Weaver Street, including a restaurant or bar among other uses. No additions to the building are proposed. Essentially, the property owner is seeking permission to create a list of permissible uses within the building, along with some improvements to the overall site. The first formal review of the project is now underway. Comments are being returned to the applicant upon receipt.

Comments have been returned to the applicant. Revised plans were quickly resubmitted. Plan review is nearing completion and the project may move forward to a public hearing in late October.

The project went before the Joint Advisory Boards on October 6 and is scheduled for a public hearing on October 25.

The CUP was granted by the Board of Aldermen on October 25, 2011.

601 W Main St

Update

This project was taken to the Joint Advisory Boards meeting on January 5, 2012. The Board of Aldermen has set a public hearing date of January 24, 2012.

Address 601 W Main St

Developer Carrboro West Partners LLC

Project Type CUP *% of Affordable Units* n/a

Tax Map # 9778673394

Application Date 9/26/2011 **Approval Date** n/a

Permit Expires

Lot Size (acres) **Building Size (square feet)** 32936

Project Status

Land Use Permit Not Yet Granted.

Description

This is a CUP project, which will allow Looking Glass Café to expand its current size within the building. Restaurant uses in this district are restricted to a maximum size of 1,500 square feet with a Zoning Permit. As Looking Glass now wants to expand beyond 1,500 sf, a CUP is required. The CUP also will govern other existing and possible future uses within the building.

The plans have been distributed for review and comments have been returned to the applicant. Revised plans were recently distributed for review. The review is moving fairly quickly so far, given that very few external changes are proposed.

CVS

Update

Plan review is nearing completion. This project likely will move to the public meetings stage in March.

Address 201 N Greensboro St

Developer Redlands Inc.

Project Type CUP **% of Affordable Units** n/a

Tax Map #

Application Date 4/7/2011 **Approval Date** n/a

Permit Expires

Lot Size (acres) 1.48 **Building Size (square feet)** 26300

Project Status

Land Use Permit Not Yet Granted.

Description

A CUP application has been received for a two-story retail and office building at the corner of North Greensboro St and West Weaver St. The building contains approximately 11,000 sf of space on the ground floor intended for a single retail tenant and approximately 11,000 sf on the second floor intended as office use. The plans have been reviewed once with all comments now returned to the applicant. Revised plans have not yet been submitted.

Also note that the property must be rezoned (B-1c proposed) in order to accommodate high-volume retail.

Revised plans have been submitted and are under review.

The applicant went back to the Planning Board on October 6 to discuss changes made to date.

Plan review continues for the project. An additional Neighborhood Information Meeting is set for December 8, 2011.

Family Dollar

Update

Comments from several reviewers have been returned to the applicant, but the first review is not yet complete.

Address 100 Alabama Ave

Developer Stronach Properties Inc.

Project Type CUP **% of Affordable Units** n/a

Tax Map # 9778449917

Application Date **Approval Date** n/a

Permit Expires

Lot Size (acres) 0.916 **Building Size (square feet)** 8100

Project Status

Land Use Permit Not Yet Granted.

Description

A Special Use Permit Application has been submitted to locate a Family Dollar retail store at 100 Alabama Avenue (corner of Alabama Ave and Jones Ferry Rd). The proposed size is 8,100 square feet. Plans have been distributed for review. Comments will be returned to the applicant upon receipt.

PTA Thrift Shop Expansion

Update

No change.

Address 103 Jones Ferry Rd

Developer PTA Thrift Shop

Project Type CUP **% of Affordable Units** n/a

Tax Map #

Application Date 4/28/2011 **Approval Date** n/a

Permit Expires

Lot Size (acres) 1.41 **Building Size (square feet)** 27927

Project Status

Land Use Permit Not Yet Granted.

Description

PTA Thrift Shop has submitted a CUP application for a redevelopment of their property at the

corner of West Main St and Jones Ferry Road. The project includes two buildings, each proposed to allow multiple uses including but not limited to retail and office. Plans have been distributed for review. Comments are being returned to the applicant upon receipt.

Comments have been returned to the applicant. Plans were quickly resubmitted and are again under review.

Plan review continues for the project, but it is too soon to predict when a public hearing will occur

Approved Residential Projects

Ballentine

Update

No change.

Address North of Harmony Farms E of Old NC 86

Developer M/I Schottenstein Homes, Inc.

Project Type CUP **% of Affordable Units** 18

Tax Map # 7.23.C.31

Application Date 5/2/2005 **Approval Date** 8/28/2007

Permit Expires Permit expires if construction activity ceases for one year

Lot Size (acres) 52.31 **Building Size (square feet)** n/a

Project Status

96 units approved by CUP, 36 lots approved by plat, 22 homes under construction, 0 certificates of occupancy issued, 14 vacant lots.

Description

As proposed, this CUP project consists of 96 units (60 single-family homes and 36 townhomes) on a little more than 52 acres of land. The property is located on the east side of Old NC Highway 86, north of Lake Hogan Farms subdivision and the Harmony Farms Horse Farm, and immediately south of land purchased by Orange County for the Twin Creeks park site.

The Board of Aldermen approved the project (with multiple conditions) on August 28, 2007.

The Board of Aldermen granted a six-month extension to the CUP at its June 16, 2009 meeting. The new CUP expiration date is February 28, 2010.

The applicant is moving forward with an application to rezone a portion of the property and modify their plans accordingly.

The Board of Aldermen approved a new phasing plan at its June 22, 2010 meeting. Construction plan review for Phases 1 and 2 is now complete and a preconstruction meeting for the first two phases has been held.

The Board of Aldermen approved the PUD-rezoning request for this site and the developer is moving forward with preparing a new CUP application.

Construction has begun.

Claremont AIS

Update

No change.

Address 1018 Homestead Rd.

Developer Parker Louis LLC

Project Type CUP **% of Affordable Units** 15

Tax Map # 7.109..16

Application Date 10/28/2004 **Approval Date** 11/22/2005

Permit Expires Permit expires if construction activity ceases for one year

Lot Size (acres) 27.6 **Building Size (square feet)** n/a

Project Status

76 units approved by CUP, 66 lots approved by plat, 1 homes under construction, 54 certificates of occupancy issued (including existing house), 12 vacant lots.

Description

The Board of Aldermen approved a CUP with conditions on November 22, 2005. The project is located on the north side of Homestead Road immediately south of the Winmore VMU site. The project consists of 79 units, 55 of which are allowed by base density with the remaining 25 provided by the residential density bonus provisions of 15-182.4 of the LUO (12 affordable units and 12 market-rate match units). Both single-family houses and duplex units are proposed.

Construction is underway.

The final plat was released in June 2007 and building permits are being issued. Construction of homes is now well underway.

The Board of Aldermen tabled until a later date review of a Minor Modification application asking to reduce the overall density from 79 units to 75 units. The applicant discussed further with staff but has not yet submitted additional information.

The applicant recently re-requested and the Board approved a slight density reduction via a Minor Modification request, with the request now taking the total number of units from 79 down to 76 units. The affordable units are not affected by this request.

Claremont II

Update

Review continues with another submittal of plans. A date is not yet known, but this project should proceed to public meetings relatively soon.

Address 1001 Homestead Road

Developer Parker Louis, LLC

Project Type CUP **% of Affordable Units** 15

Tax Map # 7.109..16, 7.109..17

Application Date 2/27/2007 **Approval Date** 3/17/2009

Permit Expires Permit expires if construction activity ceases for one year

Lot Size (acres) 38.14 **Building Size (square feet)** n/a

Project Status

Conditional Use Permit Granted. Construction plans under review. Revised CUP plans now

under review.

Description

This CUP project will be located on the south side of Homestead Road, directly across from Claremont, which is currently under construction. A total of 96 units are proposed (68 single-family and 26 duplex units). The project shares certain recreation facilities such as the swimming pool with the portion of the Claremont project located on the north side of Homestead Road.

The Board of Aldermen approved the project (with conditions) at its March 17, 2009 meeting.

Construction plans have been submitted and comments have been returned to the applicant. Revised construction plans have not yet been received.

The developer discussed the affordable housing component of the project with the Board of Aldermen in early December and is now moving forward with an application to modify the CUP.

The applicant recently submitted a permit modification application to adjust the size and use types of lots within the subdivision. Plans have been distributed for review. Comments are being returned to the applicant upon receipt.

Comments have been returned to the applicant. Plans were quickly resubmitted and are again under review.

Legends at Lake Hogan Farms

Update

No change.

Address 8112 Old NC 86

Developer 1st American Land

Project Type CUP **% of Affordable Units** 15

Tax Map # 7.23.C.31F

Application Date 7/16/2004 **Approval Date** 8/22/2006

Permit Expires Permit expires if construction activity ceases for one year

Lot Size (acres) 23.1 **Building Size (square feet)** n/a

Project Status

64 lots approved by plat, 0 homes under construction, 64 certificates of occupancy issued, 0 vacant lots.

Description

This CUP project will consist of 64 units, 48 of which are allowed by density. The additional 16 units are provided by the 'residential density bonus provisions' of Section 15-182.4 of the LUO (8 'affordable units' and 8 'market-rate match' units). The project will be located at the current location of Harmony Farms Horse Farm. Both single family and multifamily townhomes are proposed.

The Board of Aldermen granted a CUP (with conditions) on August 22, 2006.

Review of the construction plans is complete and a preconstruction meeting has been held. Construction is now underway.

A bond has been accepted for incomplete infrastructure and the final plat has been recorded. Home construction is now underway.

Litchfield AIS

Update

No change.

Address 900 Homestead Rd

Developer Homestead Partners

Project Type CUP **% of Affordable Units** 15

Tax Map # 7.109..19D, 7.109..18, and 7.109..18A

Application Date 5/10/2007 **Approval Date** 6/22/2010

Permit Expires 1/1/2013

Lot Size (acres) 13.56 **Building Size (square feet)** n/a

Project Status

Conditional Use Permit Granted on June 22, 2010. Construction plans not yet submitted.

Description

Litchfield is a CUP project consisting of 31 single-family homes, 7 of which will meet the LUO's parameters for affordable housing. The property is located on the northside of Homestead Road, immediately opposite where Stratford Road intersects Homestead Road and west of the Claremont AIS currently under construction.

The Board approved the project (with conditions) at its June 22, 2010 meeting. Construction plans have not yet been submitted.

The new permit expiration date for this project is January 1, 2013.

Lloyd Harbor AIS

Update

No change.

Address 201 Quail Roost Drive

Developer Layton Wheeler and Mary Aquero Wheeler

Project Type CUP **% of Affordable Units** 18

Tax Map # 7.107B.H.1

Application Date 1/29/2008 **Approval Date** 6/26/2007

Permit Expires 1/1/2013

Lot Size (acres) 5.98 **Building Size (square feet)** n/a

Project Status

16 units approved by CUP, 3 lots approved by plat, 2 homes under construction, 0 certificates of occupancy issued, 1 vacant lot.

Description

This Conditional Use Permit project was approved on September 22, 2009 for 16 dwelling units. Two of the dwelling units will meet the LUO's affordability criteria and a 0.55 payment-in-lieu of a third affordable unit will be paid.

The new permit expiration date for this project is January 1, 2013.

Construction plans for the first three (3) lots of the development have been approved and a preconstruction meeting was recently held. Construction plans for the remaining portions of the development have not yet been submitted.

Rose's Walk at University Lake

Update

No change.

Address Old Fayetteville Road

Developer Jim Brandewie

Project Type CUP ***% of Affordable Units*** n/a

Tax Map # 7.116..6

Application Date 6/1/2000 ***Approval Date*** 12/11/2001

Permit Expires Permit expires if construction activity ceases for one year

Lot Size (acres) 25.16 ***Building Size (square feet)*** n/a

Project Status

64 lots approved by CUP, 48 lots approved by plat, 0 homes under construction, 46 certificates of occupancy issued, 3 vacant lots.

Description

This project consists of 64 townhome units and will include a 'connector road' between existing Old Fayetteville Road and Berryhill Drive. The Board of Aldermen approved the CUP (w/ multiple conditions) on December 11, 2001.

Construction plans for the project were approved and a preconstruction meeting has been held. Construction is ongoing.

A final plat has been recorded for all units and construction is well underway. Streets and infrastructure generally are complete.

A company has approached the Town regarding possibly building all remaining units in the development. Discussions regarding their plans are ongoing at this time.

A final plat has been approved allowing all for the creation of all remaining lots within the development. Building permits have not yet been submitted for the lots.

Veridia

Update

No change.

Address 810 Old Fayetteville Rd

Developer Sustainable Properties

Project Type CUP **% of Affordable Units** 0

Tax Map # 7.108..32, 7.108..41A

Application Date 4/15/2010 **Approval Date** n/a

Permit Expires

Lot Size (acres) 4.67 **Building Size (square feet)** n/a

Project Status

Conditional Use Rezoning and Conditional Use Permit Issued on April 26, 2011. Construction has not begun.

Description

This CUP project involves redeveloping the existing 39-unit mobile home park at 810 Old Fayetteville Road. The 39-unit density was established in a previous lawsuit involving the Town and a previous owner. New stick-built homes will replace the mobile homes and a new driveway and additional amenities will be added. The first review of plans is complete and comments have been returned to the applicant. Revised plans have not yet been submitted.

On December 2, 2008, the applicant met with the Board of Aldermen to explain why it will not be possible to include 15% affordable units in the project. In lieu of doing so, the Board and applicant tentatively agreed upon a pricing ceiling that involves a maximum price of \$300,000 for all 39 homes. Minutes from this meeting will be included in the package of materials when the project goes back to the Board of Aldermen.

Staff is preparing an Agenda Item for an additional affordable housing discussion between the Board of Aldermen and the applicant based on new information received from the applicant. Staff expects to bring the item before the Board on September 21, 2010.

The Board of Aldermen offered the applicant feedback on the topic of affordable housing as it relates to this project at a second affordable housing discussion on September 21, 2010. The applicant received the feedback and is now continuing with preparation of revised plans.

Review of the revised plans is complete and the applicant is currently modifying plans. Also note that the revised plans included a rezoning application, which potentially would allow the project to be subdivided.

Another review of the plans is underway. Plans are close to LUO compliance and staff anticipates taking the project to the advisory boards in April and to a Public Hearing on April 26, 2011.

Plans were presented to the Advisory Boards in early April and a public hearing was held on April 26, 2011. The Board of Aldermen approved the rezoning and CUP (with conditions). Construction plans have not yet been submitted.

Approved Mixed Use Projects

Roberson Square

Update

No change.

Address 201 S. Greensboro St

Developer Darcon of NC, Inc.

Project Type CUP **% of Affordable Units** 15

Tax Map # 7.99.D.1

Application Date 11/2/2006 **Approval Date** 2/26/2008

Permit Expires 1/1/2013

Lot Size (acres) 0.883 **Building Size (square feet)** 93962

Project Status

Conditional Use Permit Granted on February 26, 2008. Construction plans not yet submitted.

Description

This Conditional Use Permit project is proposed on the site of the now closed Andrew-Rigsbee Hardware Store. The lot is bordered by North Greensboro Street, Roberson Street, Maple Avenue Extension, and Carr Street. Proposed is a mix of retail, office, and residential space with one level of underground parking. The building is smaller on the south side of the property to respect the provisions of the Downtown Neighborhood Protection overlay district. It does rise to five (5) stories on the northern side of the property.

The CUP was granted by the Board of Aldermen (with conditions) on February 26, 2008. Construction plans have not yet been submitted.

The Town is leasing this site for an interim period until construction begins in order to create a temporary parking lot.

The new permit expiration date for this project is January 1, 2013.

The Alberta

Update

No change.

Address 201 Maple Ave

Developer Carr Mill Investment Limited Partnership

Project Type CUP **% of Affordable Units** 15

Tax Map # 7.99.0.19A & 7.99.0.19B

Application Date 3/15/2006 **Approval Date** 9/11/2007

Permit Expires 11/7/2013

Lot Size (acres) 2.1 *Building Size (square feet)* 47588

Project Status

Conditional Use Permit Granted on September 11, 2007. Construction not yet underway.

Description

This proposed mixed use project consists of office, retail, and residential uses in a four-story building. It replaces an already-issued CUP project for a three-story office and retail building at the same location (old/previous site of Farmer's Market). The previously-issued CUP project never began construction. The proposed density of 27 dwelling units requires that the property is rezoned to B-1(c) CU (i.e.: conditional use rezoning).

The Board of Aldermen approved both the CU Rezone request and CUP for the project on September 11, 2007.

Comments for the first set of construction plans have been returned to the applicant. Revised plans have not yet been submitted.

The new permit expiration date for this project is November 7, 2013.

The Butler

Update

No change.

Address 120 Brewers Ln

Developer Downtown Urban Ventures LLC

Project Type CUP *% of Affordable Units* 15

Tax Map # 7.92.A.22; 7.92.A.23

Application Date 8/15/2005 *Approval Date* 8/26/2008

Permit Expires 1/1/2013

Lot Size (acres) 0.96 *Building Size (square feet)* 81361

Project Status

Conditional Use Rezoning and Conditional Use Permit Granted on August 26, 2008.

Description

This CUP / CU Rezoning project consists of 57 condominiums on the Butler Garage property, with office space on the building's first floor. It required a rezoning to B1(c) to support the proposed density. The access point for the project is the existing Brewer Lane Mixed Use project (i.e.: Chapel Hill--Carrboro Tae Kwon Do & multifamily residential project).

The Board granted the public hearing on August 26, 2008 and issued the rezoning and permit with conditions. Construction plans have not yet been submitted.

The new permit expiration date for this project is January 1, 2013.

Winmore VMU

Update

No change.

Address 1318 Homestead Road

Developer Kovens Construction

Project Type CUP **% of Affordable Units** 20

Tax Map # 7.109..11B, 11C, 11D,15

Application Date 2/23/2004 **Approval Date** 6/10/2003

Permit Expires Permit expires if construction activity ceases for one year

Lot Size (acres) 66.74 **Building Size (square feet)** n/a

Project Status

179 lots approved by CUP [including 98 single family lots, 98 possible accessory detached dwellings, 59 townhome lots, 3 apartment lots, and 20 commercial lots, for a total of 242 total residential units, plus up to 98 ADDs, and 20 commercial lots], 186 lots approved by plat, 10 units under construction, 140 certificates of occupancy issued, 69 vacant lots remain.

Description

The Board of Aldermen rezoned the subject properties and approved a Conditional Use Permit (with multiple conditions) for a 'village mixed use' project on June 10, 2003. The project will be located at 1400 Homestead Road. As approved, the project includes 98 Single-Family Lots, 66 Multi-Family Townhome Lots, 68 Multi-Family Apartments, and 20 Commercial Lots (58 units will meet the Town's affordable housing criteria).

An appeal of the rezoning and CUP issuance was filed with the Orange County Superior Court System. Orange County Superior Court dismissed both lawsuits against the project.

Construction plan review is complete and a preconstruction meeting has taken place. Construction is now well underway.

Winmore Land Management sold the Winmore project to Kovens Construction Company. Kovens is moving the project forward, with little to no interruption in the approval or construction process.

Staff presented and the Board approved a permit-extension request on March 1, 2005. The new expiration date is June 10, 2006.

A Minor Modification application was approved by the Board of Aldermen on June 7, 2005 related to the timing of construction of the affordable units within the development. The request did not involve a reduction to the number of affordable units; only a change to the timing requirements for their construction.

The Board of Aldermen approved a Minor Modification to the CUP on December 5, 2006. The modification allows the final plat to be recorded prior to the receipt of a LOMR from FEMA.

The final plat is now recorded and home construction is underway.

The Board of Aldermen approved a Minor Modification on June 26, 2007 allowing a swimming pool on the site and the conversion of some open space lands to be held by the HOA.

The Board of Aldermen passed a LUO text amendment related to daycares, which allows a pending application to move forward.

The Board of Aldermen approved a CUP Minor Modification and new CUP for the affordable housing portions of Winmore on March 24, 2009. Construction plan review was handled quickly and construction is now underway. Note that this permit modification increased the total number of affordable units in the development, from 48 to 58.

A public hearing for the daycare application was held and the Board of Aldermen approved the daycare on November 17, 2009.

A preconstruction meeting was recently held for the affordable housing portions of the project and groundbreaking has commenced.

Staff approved an 'Insignificant Deviation to the CUP' change for the location of refuse facilities near the Griffith's Landing portion of the project. This change moves the refuse facilities from their current location, adjacent to Winmore Avenue, to a location between the buildings within the project where the facilities will be less conspicuous.

Certificates of Occupancy have been issued for The Landings portions of the project (Griffith's Landing and Camellia Landing). Also, review of construction plans for the daycare within Winmore is complete and a preconstruction meeting was recently held.

The daycare facility within Winmore has received a Certificate of Occupancy.

Approved Commercial Projects

300 East Main

Update

No change.

Address 300 E Main St

Developer Main Street Partners LLC

Project Type CUP **% of Affordable Units** n/a

Tax Map # 7.92.A.1

Application Date 1/3/2007 **Approval Date** 6/26/2007

Permit Expires 1/1/2013

Lot Size (acres) 4.6 **Building Size (square feet)** 338800

Project Status

Conditional Use Permit granted on September 30, 2008. Construction plans now under review.

Description

Phase B --- This application began on September 1, 2005 as a CUP/CU Rezoning project consisting of a mix of offices, retail shops, and apartments. Portions of the land are already zoned B1(c), but the applicant needed other portions rezoned to B-1(c) to accommodate the residential component of the project. The applicant ultimately removed the residential portion of the project and chose to seek approval of a CUP only (no rezoning).

Eventually, the applicant separated a single building, now known as Phase A, which is listed separately in this report.

The project was approved by the Board of Aldermen on September 30, 2008 (with conditions). As approved, the project will contain a mix of commercial uses (i.e.: retail, office, restaurants, etc) in multiple, multi-story buildings (rising to five stories), a hotel, and a multi-story parking deck. One particular space, to be owned and occupied by the Arts Center, is not designed to any particular level of detail yet. The overall approved square footage is 338,800 square feet of building space, or 507,500 square feet with the parking deck included.

Construction plans have been submitted for the hotel, building E, and a portion of the parking deck. The first and second reviews have been completed and comments have been returned to the applicant. Meanwhile, the applicant is also preparing the recombination plat that will create additional right-of-way for the new alignment of Boyd St.

Comments from the most recent version of the construction plans (for the hotel, portion of parking deck, and Building E) have been returned to the applicant. A further revised set of plans has not yet been submitted but should be soon.

The new permit expiration date for this project is January 1, 2013.

Another review of the construction plans for the hotel and a portion of the parking deck has been completed and the Boyd Street recombination plat has been recorded. At this time, staff and the applicant are working through final details related to the plans. Construction is expected to

begin relatively soon.

Construction plans remain close to approvable, but the applicant is still trying to obtain all necessary easements for the project.

The applicant has submitted a Minor Modification application for possible changes to the proposed design for Boyd Street. The application is under review and comments are being forwarded to the applicant upon receipt. Staff may bring the application before the Board in November.

The Minor Modification request related to Boyd Street was approved by the Board of Aldermen.

300 East Main

Update

No change.

Address 300 E Main St

Developer Main Street Partners LLC

Project Type CUP **% of Affordable Units** n/a

Tax Map # 7.92.A.1

Application Date 1/3/2007 **Approval Date** 6/26/2007

Permit Expires 1/1/2013

Lot Size (acres) 4.6 **Building Size (square feet)** 338800

Project Status

CUP approved on June 26, 2007. Construction plans under review.

Description

Phase A --- This particular CUP application was separated from the entirety of the 300 East Main Street CUP application. It consists of a single, 5-story building to include a mix of commercial uses (retail, office, restaurants, etc). It is to be located on the western end of the site on a single lot.

After a public hearing on June 26, 2007, the Board of Aldermen approved the CUP (w/ multiple conditions).

The first review of the construction plans is complete and comments have been forwarded to the applicant. Revised construction plans have not yet been submitted.

The new permit expiration date for this project is January 1, 2013.

Another review of the construction plans is complete. Progress is being made toward construction plan approval but the plans are not yet approvable.

Cest Si Bon

Update

No change.

Address 1002 Brace Ln

Developer Richard and Dorette Snover

Project Type SUP **% of Affordable Units** n/a

Tax Map # 7.23E..5

Application Date 5/31/2011 **Approval Date** n/a

Permit Expires

Lot Size (acres) 0.93 **Building Size (square feet)** 528

Project Status

SUP Granted (with conditions) on October 19, 2011.

Description

A Special Use Permit application has been submitted seeking permission to formally approve a cooking school within a building on a single-family home property at 1002 Brace Lane. The property already has been issued a Home Occupation Permit for the same use, but with a limit of eight participants. The SUP application seeks to increase the number of allowable participants to around twenty. The first formal review is underway. Comments are being returned to the applicant upon receipt.

Comments have been returned to the applicant. Plan review is moving quickly and this project may proceed to public hearing in October.

The project went before the Joint Advisory Boards on October 6 and is scheduled for a public hearing with the Board of Adjustment on October 19.

A Special Use Permit was granted on October 19 (with conditions) by the Board of Adjustment.

Matthews Family Building

Update

No change.

Address 609-611 NC 54 W

Developer W3M, LLC

Project Type CUP **% of Affordable Units** n/a

Tax Map # 7.113.B.22

Application Date 12/1/2006 **Approval Date** 9/25/2007

Permit Expires 11/21/2013

Lot Size (acres) 2.09 **Building Size (square feet)** 3000

Project Status

Conditional Use Permit granted on September 25, 2007. Construction not yet underway.

Description

The Board of Aldermen granted a CUP for the project on September 25, 2007. It involves the construction of an additional building on an existing commercial site in the B-5, Watershed Commercial zoning district. It is located on the south side of Highway 54, just past the Hatch Road intersection. Proposed is a single-story 3,000 square foot building along with associated parking and stormwater facilities. Allowable uses include office / service and retail. Impervious surface is limited because of its location in the watershed.

The Board of Aldermen approved (with conditions) the CUP on September 25, 2007.

The first set of construction plans has been received and reviewed.

Comments have been returned for the second set of construction plans. Revised plans have not been submitted to date.

The new permit expiration date for this project is November 21, 2013.

Affordable Housing and Size-Limited Dwellings

<i>ProjectName</i>	<i>Approved</i>	<i>Density Bonus Units</i>	<i>Size Limited Units</i>	<i>Total Units</i>	<i>Percentage</i>
110A Dillard Street	Approved by ZP 6/5/02	1	0	1	100.00%
Ballentine	Approved by CUP 6/26/07	18	0	96	18.75%
Claremont AIS	Approved by CUP 11/22/05	12	0	79	15.19%
Claremont II	Approved by CUP 3/17/09	16	0	96	16.67%
Legends at Lake Hogan Farms	Approved by CUP 8/22/06	10	16	64	40.63%
Litchfield AIS	Approved by CUP 6/22/10	6	0	31	19.35%
Lloyd Harbor AIS	Approved by CUP 6/26/07	2	0	17	11.76%
Mulberry Street Apartments	Approved by SUP 11/15/00	1	0	12	8.33%
Pacifica Cohousing	Approved by CUP 6/24/03	7	12	46	41.30%
Roberson Square	Approved by CUP 2/26/08	3	0	18	16.67%
Rose's Walk at University Lake	Approved by CUP 12/11/01	0	15	64	23.44%
The Alberta	Approved by CUP/CU Rezoning 9/11/0	3	22	27	92.59%
The Butler	Approved by CUP 8/26/08	5	39	57	77.19%
Twin Magnolias Condominiums	Approved by CUP 11/12/02	1	0	23	4.35%
Winmore VMU	Approved by CUP 6/10/03	58	86	252	57.14%
<i>Total Units:</i>		143	190		

New Commercial Areas

<i>Year</i>	<i>Project</i>	<i>Approved</i>	<i>Built?</i>	<i>Area (Sq Ft)</i>
<i>Built Projects</i>				
<i>1995-1999</i>				
	Bleeker Street Studio	Approved in 1996	☑	5335
	Tae Kwon Do Studio	CO in August 1997	☑	5600
	Vocational Rehab Bldg.	CO in Sept. 1996	☑	4500
	Carramore Bldg.	CO in Jan. 1995	☑	10500
	University Research Glass	CO in Feb. 1995	☑	9200
	Ontjes Bldg.	CO in May 1999	☑	10640
	Meineke Muffler Redev.	Approved in 1996	☑	4750
	Cliff's Wholesale Dist. Center	Approved in 1999	☑	2880
	Butterfly Ridge Architects	Approved in 1999	☑	1200
	State Employees Credit Union	SUP approval in 1998	☑	4800
	<i>Total for 1995-1999 (10 projects)</i>			<i>59405</i>
<i>2000</i>				
	Arby's	Approved for const. 5/11/00	☑	3000
	El Mercado Central	Approved for const. 1/14/00	☑	1800
	304 West Weaver Street	Approved for const. 5/30/00	☑	3953
	Village Self-Storage	Approved for const. 1/10/00	☑	15000
	Council Daycare	Approved by permit 12/6/00	☑	2000
	Willow Creek Office Park	Approved by permit 11/28/00	☑	40000
	Morningstar Mini-Storage	Approved by permit 11/14/00	☑	70950
	The Pantry	Approved for const. 4/11/00	☑	2500
	Love Overboard Kennels	Approved for const. 9/15/00	☑	1200
	<i>Total for 2000 (9 projects)</i>			<i>140403</i>
<i>2001</i>				
	The Clay Centre	Approved by SUP 9/19/01	☑	2315
	<i>Total for 2001 (1 projects)</i>			<i>2315</i>
<i>2002</i>				
	Chan Mixed Use Development	Approved by CUP 5/07/02	☑	2200
	Sheryl-Mar #2 Building	Approved by ZP 5/20/02	☑	27104
	309 Weaver Street	Approved by ZP 5/8/02	☑	2212

<i>Year</i>	<i>Project</i>	<i>Approved</i>	<i>Built?</i>	<i>Area (Sq Ft)</i>
	Orange County ABC Store at Carrboro Plaza	Approved by CUP 3/26/02	<input checked="" type="checkbox"/>	2000
	<i>Total for 2002 (4 projects)</i>			33516
<i>2003</i>				
	605 West Main Street Mixed Use Building	Approved by SUP 4/16/03	<input checked="" type="checkbox"/>	16666
	Wilkinson Supply Company	Approved by ZP 7/16/03	<input checked="" type="checkbox"/>	2500
	RBC Centura Bank	Approved by CUP 12/09/03	<input checked="" type="checkbox"/>	335
	<i>Total for 2003 (3 projects)</i>			19501
<i>2004</i>				
	Gourmet Kingdom Restaurant	Approved by ZP 3/3/04	<input checked="" type="checkbox"/>	6580
	Community Realty/WCOM Radio	Approved by CUP 6/1/2004	<input checked="" type="checkbox"/>	400
	201 Weaver Street Art Gallery	Approved by ZP 3/15/04	<input checked="" type="checkbox"/>	272
	<i>Total for 2004 (3 projects)</i>			7252
<i>2005</i>				
	106 S Greensboro Street	Approved by ZP	<input checked="" type="checkbox"/>	351
	<i>Total for 2005 (1 projects)</i>			351
<i>2006</i>				
	Lloyd Street Office Building	Approved by CUP 10/24/06	<input checked="" type="checkbox"/>	13294
	<i>Total for 2006 (1 projects)</i>			13294
	Total Built Square Footage			276037
	Percentage of Baseline (Baseline = 1,440,000 sq ft in 2000)			19%

Projects Not Yet Built

2003

	Winmore VMU	Approved by CUP 6/10/03	<input type="checkbox"/>	18418
	<i>Total for 2003 (1 projects)</i>			18418

2007

	The Alberta	Approved by CUP/CU Rezoning 9/11/07	<input type="checkbox"/>	6772
	Shoppes at Jones Ferry	Approved by CUP 9/25/2007	<input type="checkbox"/>	77700
	Matthews Family Building	Approved by CUP 9/25/2007	<input type="checkbox"/>	3000
	<i>Total for 2007 (3 projects)</i>			87472

2008

	Roberson Square	Approved by CUP 2/26/08	<input type="checkbox"/>	26381
	300 East Main	Approved by CUP	<input type="checkbox"/>	338000
	The Butler	Approved by ZP	<input type="checkbox"/>	22170

<i>Year</i>	<i>Project</i>	<i>Approved</i>	<i>Built?</i>	<i>Area (Sq Ft)</i>
	<i>Total for 2008 (3 projects)</i>			386551
	Total Square Footage Not Yet Built			492441
	Percentage of Baseline (Baseline = 1,440,000 sq ft in 2000)			34%
	<i>Percentage of Baseline of All Permitted Square Footage (Baseline = 1,440,000 sq ft in 2000)</i>			53%