



TOWN OF CARRBORO


NORTH CAROLINA

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MEMORANDUM

TO: Mayor Mark Chilton and the Board of Aldermen

CC: Roy Williford, *AICP*, Planning Director and Steve Stewart, Town Manager

FROM: Martin Roupe, Development Review Administrator 

DATE: May 27, 2010

SUBJECT: Active Projects Report for May 2010

Please find attached the 'Active Projects Report' for the period of April 16, 2010 to May 15, 2010. 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.

***Please note** that a **new project** has been added to the report: Veridia Redevelopment Project at 810 Old Fayetteville Rd (see 'Proposed Residential Projects'). Also, as mentioned previously, 400 Roberson St and Carolina Commons have been removed from the report due to more than a year of inactivity. If and when the developer restarts the review process, the project(s) will be reintroduced to the report.

Current Development Projects

Proposed Residential Projects

Colleton Crossing

Update

No change.

Address 8420 Reynard Rd

Developer MBI LLC

Project Type CUP *% of Affordable Units* 15

Tax Map # 7.23C..28, 7.23C..28A

Application Date 6/11/2007 *Approval Date* n/a

Lot Size (acres) 31.6 *Building Size (square feet)* n/a

Project Status

Land Use Permit Denied on May 19, 2009.

Description

Colleton Crossing AIS requires issuance of a CUP and is proposed as a 39 lot single-family subdivision to be located on approximately 31 1/2 acres north of the Horace Williams Annex Tract (owned by UNC-Chapel Hill). Its existing public road access point is the terminus of Reynard Road. Six of the units are slated to be 'affordable units' under the formula in the Town's LUO.

The first review of plans, distributed in June 2007, is complete and comments have been returned to the applicant. Revised plans have not yet been submitted.

The 2nd review of the plans is complete.

The 3rd set of plans has been distributed for review and comments have been returned to the applicant.

This project was presented at the Joint Advisory Boards' meeting on November 6, 2008. Afterwards, the applicant agreed to conduct an additional neighborhood information meeting with individuals signing up at the November 6 meeting. Advisory Boards' review is still ongoing. The Board of Aldermen set the public hearing for November 25, 2008 and stated that the hearing will be continued to January 27, 2009.

The Board of Aldermen began the public hearing on November 25, 2008 and continued it to January 27, 2009.

The applicant has discussed possible transportation alternatives with neighbors of the project, but to date has not reached any resolution. Another neighborhood meeting also is being held on May 12, 2009. The project is expected to go back before the Board of Aldermen on May 19, 2009.

At its May 19, 2009 meeting, the Board of Aldermen denied the Conditional Use Permit request.

Litchfield AIS

Update

This project went before the Advisory Boards on May 6 and to public hearing on May 25. The Board continued the public hearing to June 22 in order to receive additional information.

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*** n/a

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

Project Status

Land Use Permit Not Yet Granted.

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.

Review of the first set of plans is complete and comments have been returned to the applicant.

A 2nd set of plans was submitted and the review is now complete. Comments have been returned to the applicant. Revised plans have not yet been submitted.

Revised plans have been submitted and reviewed. The application is nearly complete and likely will move forward to the public meetings stage relatively soon.

Plans were distributed again in early December, primarily for additional stormwater engineering review.

Plans have been resubmitted and review is almost complete. Staff expects to take this project to Joint Review in early May with a possible public hearing in late May.

Veridia

Update

New item.

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

Project Status

Land Use Permit Not Yet Granted.

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 underway with comments being returned to the applicant very soon.

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.

Application Date 10/28/2004 *Approval Date* 11/22/2005
Lot Size (acres) 27.6 *Building Size (square feet)* n/a

Project Status

79 units approved by CUP, 66 lots approved by plat, 6 homes under construction, 31 certificates of occupancy issued (including existing house), 30 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

No change.

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

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

Project Status

Conditional Use Permit Granted. Construction plans not yet submitted.

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 not yet been submitted.

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

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

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

Project Status

64 lots approved by plat, 15 homes under construction, 28 certificates of occupancy issued, 30 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 now complete and a preconstruction meeting was recently 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.

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

Lot Size (acres) 5.98 **Building Size (square feet)** 260673

Project Status

Conditional Use Permit Granted on September 22, 2009. Construction plan process not yet started.

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.

Construction plans 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

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. Plans for the bridge crossing Morgan Creek have been approved by FEMA and construction is well underway.

A final plat has been recorded for all units and construction is well underway. Streets and infrastructure generally are near completion. A bond (in the form of multiple letters of credit and deeds of trust) has been accepted and building permits are being issued.

The naturalized playfield is complete, but may need some minor revisions in the future depending on whether the rest of project's construction negatively affects the area.

A citizen brought to staff's attention that the lights installed along the private drive may not be what was originally approved. Staff is currently investigating the matter. Staff has forwarded information regarding the lights to the developer and is currently awaiting action. The developer needs to either file a permit modification application or replace the lights with the originally-approved lights.

Staff has confirmed that cut-off shields have been added to the existing lights on the site, but is

still awaiting additional, related information before determining what if any further requirements or actions are warranted.

After some minor issues resolve (mostly paperwork), the Berryhill Drive Extension bridge crossing from Rose's Walk to Tennis Club Estates will open for public use.

The Berryhill Drive Extension bridge crossing from Rose's Walk to Tennis Club Estates is now open for public use.

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

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.

Plans were distributed for review on November 2, 2006. All comments from the first review have been returned to the applicant.

A Neighborhood Information Meeting was held on February 14, 2007 in the Town Hall Board Room.

Revised plans (2nd review) were distributed on April 24, 2007 and comments have been returned to the applicant. Several issues must still be addressed before considering moving forward to public meetings.

The applicant appeared before the Board of Aldermen on September 18, 2007 to discuss the affordable housing element of the project. Related discussions between staff and the applicant are ongoing. Meanwhile, the 3rd set of plans was distributed on September 4, 2007 and comments are being returned to the applicant upon receipt.

The Public Hearing began on January 22, 2008 and was continued to February 26, 2008 so that staff and the applicant could gather additional information.

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.

Work now has begun on creating a temporary parking lot on the site.

Work is continuing on creating a temporary parking lot on the site.

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

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 would replace 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 has not begun construction to date. The proposed density of 27 dwelling units requires that the property is rezoned to B-1(c) CU (i.e.: conditional use rezoning). Several procedural questions related to the project are currently being resolved. Also note that one or more LUO text amendments may be necessary for the project to be realized.

The first set of plans has been distributed for review. More information in this report as the review continues.

A Neighborhood Information Meeting was held on February 8, 2006.

The first review of plans is complete and all comments have been returned to the applicant. Meanwhile, the applicant submitted an application for a LUO text amendment related to residential uses on the ground floor of property within the B-1(c) zoning district. The Board of Aldermen held a public hearing on August 22, 2006, continued the public hearing later, and ultimately declined the request. As a result, the applicant modified the application accordingly.

The second review of plans is now complete and comments have been returned to the applicant. Also note that the project now intends to split the subject property on which the new building is proposed from the remainder of the Carr Mill Mall property. Several matters related to this split must be resolved as the project moves toward public hearing.

The project's name changed to 'The Alberta.'

Revised plans (3rd review) were submitted on March 6, 2007 and comments have been returned to the applicant. Staff is working with the applicant currently to determine whether it is possible to bring the project to public hearing before the Summer Break. It is not yet clear whether it is feasible to do so.

The staff brought a Request to Set Public Hearing agenda item before the Board of Aldermen in early June and the Board in turn set the public hearing for August 28, 2007. Some matters remain unresolved, but all such matters should resolve prior to the public hearing.

The Board of Aldermen approved both the CU Rezone request and CUP for the project on September 11, 2007. Construction plans have not yet been submitted.

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

The Board of Aldermen granted an extension to the CUP at its June 16, 2009 meeting. The new CUP expiration date is September 11, 2010.

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

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.

Winmore VMU

Update

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

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
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, 20 units under construction, 32 certificates of occupancy issued, 136 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 a preconstruction meeting is being scheduled. Construction on the affordable units should begin relatively shortly. Note that this 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 ultimately approved the daycare on November 17, 2009. Construction plans have not yet been submitted.

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

Approved Commercial Projects

300 East Main

Update

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.

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

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.

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

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 where Archer Graphics currently operates (formerly the Honda Specialties / Christian Oil Co. site).

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.

Carrboro High School

Update

No change.

Address 201 Rock Haven Road

Developer Chapel Hill--Carrboro City School System

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

Tax Map # 7.122.A.13

Application Date 3/1/2004 **Approval Date** 4/26/2005

Lot Size (acres) 63 **Building Size (square feet)** 165000

Project Status

Construction on arts wing has not yet begun.

Description

The Chapel Hill--Carrboro City School System received a CUP (with conditions) on April 26, 2005 for construction of the district's third high school. The school is being placed at the terminus of Rock Haven Road. Construction plans have been approved and a preconstruction meeting was held on December 1, 2005.

The school is open and operating. All final details (landscaping, etc) around and off the site are under bond and will be completed at an appropriate time.

Newly re-introduced item. Construction plans have been submitted for review for construction of the 'arts wing.'

A preconstruction meeting recently took place for the new wing.

Fire Station II

Update

No change.

Address 1411 Homestead Road

Developer Town of Carrboro

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

Tax Map # 7.109..11A

Application Date 7/16/2008 **Approval Date** n/a

Lot Size (acres) 1.76 **Building Size (square feet)** 9017

Project Status

Zoning Permit Granted. Construction ongoing.

Description

Plan review is underway for Carrboro's second fire station, which will be located at 1411 Homestead Road. The structure is one-story with an attached bay sized for two fire trucks. The first set of formal plans for Fire Station 2 were distributed for review in mid-July 2008. Comments were returned to the applicant and revised plans were subsequently received and distributed on October 7, 2008. Review of the second submittal is complete. Comments have been returned to the consultant.

Plans have been resubmitted and review of the Fire Station II project is nearly complete. Some stormwater engineering comments must still be resolved as well as some very minor other issues.

A Zoning Permit has been issued for the new Fire Station and the final plans were presented to the Board of Aldermen.

A contract has been awarded for construction of the project. Final pre-construction details and preparations are now underway.

A preconstruction meeting has been held, tree and silt protection fencing installed, and the contractors are beginning the site work now.

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

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. Revised construction plans have not yet been submitted.

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

The Board of Aldermen granted an extension to the CUP at its June 16, 2009 meeting. The new CUP expiration date is September 25, 2010.

Shoppes at Jones Ferry

Update

No change.

Address 102 Barnes St

Developer Northwest Properties Inc.

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

Tax Map # 7.101.A.1, 7.101.A.1A

Application Date 10/15/2006 **Approval Date** 9/25/2007

Lot Size (acres) 7.71 **Building Size (square feet)** 74650

Project Status

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

Description

This Conditional Use Permit project, proposed for what is currently the Mellott Contractors site at the corner of Jones Ferry Road and Barnes Street, was approved (with multiple conditions) on

September 25, 2007. Proposed is a mix of retail uses including an anchor grocery store and several ancillary shops that would be located near the street frontages along both Jones Ferry Road and Barnes Street.

Based on a letter from the developer stating that the main anchor tenant (Harris Teeter) is not willing to build in accordance with the permit conditions, it is not yet clear whether the project actually will be realized.

Construction plans not yet submitted.

The Board of Aldermen granted an extension to the CUP at its June 16, 2009 meeting. The new CUP expiration date is September 25, 2010.

Won Buddhism

Update

This project went before the advisory boards on May 6 and to public hearing with the Board of Adjustment on May 19, where it was approved with conditions. Construction plans have not been submitted yet.

Address 8021 Old NC 86

Developer Won Buddhism of North Carolina

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

Tax Map # 7.23.A.12A

Application Date 2/27/2007 ***Approval Date*** n/a

Lot Size (acres) 2.23 ***Building Size (square feet)*** 2307

Project Status

Land Use Permit Not Yet Granted.

Description

This SUP project proposes a combination use consisting of a single-family house and a church / temple space. It is located on the west side of Old NC 86 near the Orange County Park Site. The homeowners already hold services for a very limited number of people (considered accessory use of home) and now want to expand the number of people they serve. An addition to the existing house is proposed as new assembly space.

The applicant completed a concept plan review with the Advisory Boards and plans were distributed on February 27, 2007 and comments from the first review have been returned to the applicant. Revised plans have not yet been submitted.

Plans were distributed again in early December and comments have been returned to the applicant.

Note that this is a Special Use Permit project, not a Conditional Use Permit. Project review is nearly complete and staff expects to take this project to Joint Review as early as May, with a public hearing before the Board of Adjustment soon thereafter.

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%
Legends at Lake Hogan Farms	Approved by CUP 8/22/06	10	16	64	40.63%
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		
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>		119	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>			59405
<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>			140403
<i>2001</i>				
	The Clay Centre	Approved by SUP 9/19/01	☑	2315
	<i>Total for 2001 (1 projects)</i>			2315
<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%