



**CONSIDER AN APPLICATION FOR SPECIAL USE PERMIT MODIFICATION FOR CARRAWAY VILLAGE, 3000 EUBANKS ROAD (PROJECT # 20-031)**

**SUMMARY REPORT**

TOWN OF CHAPEL HILL PLANNING  
 Judy Johnson, Interim Director  
 Jake Lowman, Senior Planner

<b>PROPERTY ADDRESS</b> 3000 Eubanks Road	<b>MEETING DATE</b> November 4, 2020	<b>APPLICANT</b> William Derks, PE on behalf of NR Edge Property Owner, LLC, Owner
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**TOWN MANAGER’S RECOMMENDATION**

After reviewing and discussing key issues with Town staff, and based on the evidence in the record to date, I believe that the Council could make the findings required to approve the requested modifications to regulations. Therefore, I recommend that the Council 1) continue and close the public hearing; and 2) adopt Revised Resolution A, approving the application.

**UPDATES SINCE THE OCTOBER 7, 2020 PUBLIC HEARING**

Stipulation #6 has been added to Revised Resolution A:

Service Station/Convenience store: A service station is allowed as an accessory use on the project, and one standalone service station only on Blocks A, B, or C. LUMO Section 5.11, Lighting Standards, shall be reviewed at the property or lease line. If the service station is developed on Block A within 25 feet of the 50-foot landscape buffer along the I-40 exit ramp, additional vertical screening shall be installed in the buffer along that frontage.

**PROCESS**

The application is before the Council for approval of a Special Use Permit Modification. The Council must consider the **four findings** for approval of a Special Use Permit, which indicate that the use or development:

1. is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
2. would comply with all required regulations and standards of the Land Use Management Ordinance;
3. is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity; and
4. conforms to the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the Comprehensive Plan.

**DECISION POINTS**

On [March 4, 2020](#)<sup>1</sup>, the Council resolved to limit the scope of review for the Special Use Permit Modification Application to the following items requested by the applicant:

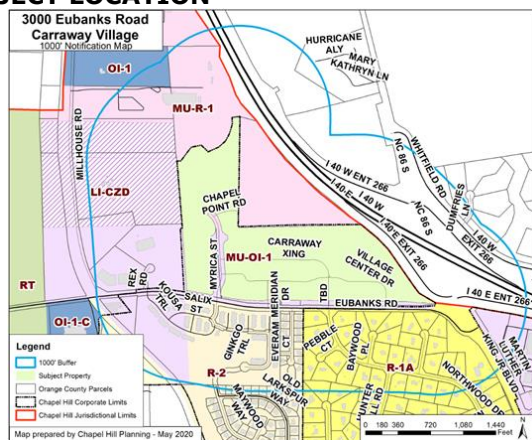
1. Allow conditioned self-storage facility as a permitted use on Block G. Note: Approval of the proposed Land Use Management Ordinance Amendment to allow conditioned self-storage facilities in Planned Development-Mixed Use (PD-MU) is necessary.
2. Allow gasoline sales as a primary use on Blocks A, B, and C (currently allowed only as an accessory use).
3. End Public Street A at its current termination point.
4. Modify the commercial ground sign requirements to allow for increase tenant panels, sign dimensions, and illumination

**PROJECT OVERVIEW**

The existing Special Use Permit allows:

- Floor area: 600,000 sq. ft. to 935,290 sq. ft.
- Land area: 53.7 acres
- Current zoning: Mixed Use-Office/Intititutional-1 (MU-OI-1) and Mixed Use-Residential-1 (MU-R-1); Planned Development-Mixed Use (PD-MU)
- Permitted Uses: business (convenience, general, wholesale, office, clinic); ATM – drive up; bank; barber shop; club; daycare; drive-in window; funeral home; gasoline sales as an accessory use; hotel; place of assembly; publishing; printing; recreation facility; veterinary clinic; essential services; place of worship; public cultural facilities; public use and service facility; school; vocational school; as well as residential uses.

**PROJECT LOCATION**



**ATTACHMENTS**

1. Technical Report – Updates since Public Hearing
2. Draft Staff Presentation
3. Revised Resolution A (Approving the Application)
4. Resolution B (Denying the Application)
5. Applicant Materials

<sup>1</sup> <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4346777&GUID=D45A67CA-C80C-476B-A480-BE5791CE3C1C&Options=&Search=>



# TECHNICAL REPORT

## UPDATES SINCE PUBLIC HEARING

The following information includes applicant and staff responses to a Council questions at the October 7, 2020 Public Hearing on the Special Use Permit Modification application for Carraway Village, 3000 Eubanks Road.

**Council Question:** Provide information on the buildable area and potential size of the self-storage facility.

**Developer Response:** The following graphic has been provided showing the limits on buildable areas on Block G:

