



REQUEST FOR SPECIAL USE PERMIT MINOR 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

PROPERTY ADDRESS 3000 Eubanks Road	MEETING DATE October 7, 2020	APPLICANT William Derks, PE on behalf of NR Edge Property Owner, LLC, Owner
--	--	---

STAFF RECOMMENDATION

That the Council 1) open the public hearing; 2) receive evidence; and 3) Continue the Public Hearing to November 4, 2020. Please see the attached Advisory Board recommendations.

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

The applicant is requesting the following five (5) modifications to the SUP:

1. Adjust Permitted Uses to allow a conditioned self-storage facility to be permitted on Block G.
2. Allow gasoline sales as a primary use on Blocks A, B and C. (It is currently allowed only as an accessory use.)
3. Remove the current SUP's limitation of five (5) tenant panels on the gateway sign to match land Use Management Ordinance (LUMO) 5.14.12, which does not limit the number of tenant panels. The gateway sign is to be located on the southeast corner of Eubanks Road and Martin Luther King, Jr. Boulevard.
4. Adjust the current SUP modifications to sign sections 5.14.11, which currently allow the approved modifications upon approval of 25,000sf of commercial SF, to reduce this threshold to 20,000 SF.
5. End Public Street A at its current termination point.

PROJECT OVERVIEW

Existing Special Use Permit

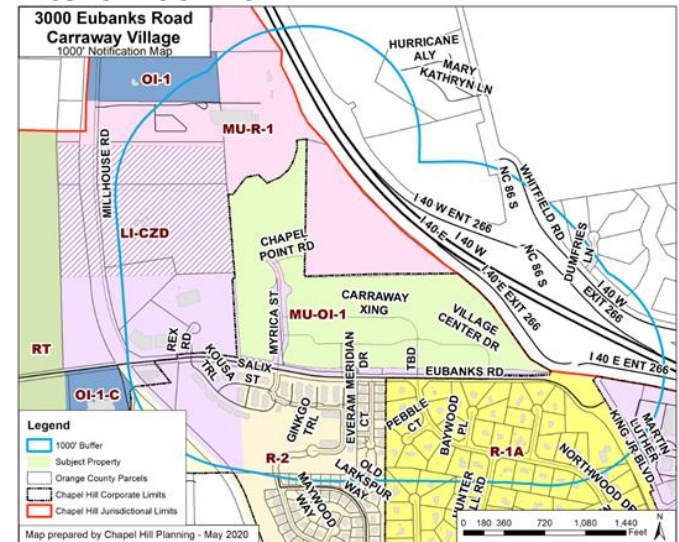
Size Permitted: 600,000 sq. ft. to 935,290 sq. ft.

Land Area: 53.75 acres

Current zoning: Mixed Use-Office/Intititutional-1 (MU-OI-1) and Mixed Use-Residential-1 (MU-R-1)

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. Draft Staff Presentation
2. Resolution A (Approving the Application)
3. Resolution B (Denying the Application)
4. Advisory Board Recommendations (to be added)
5. Applicant Materials