



CONCEPT PLAN REVIEW: Carraway Village (Project #20-023)

STAFF REPORT

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

PROPERTY ADDRESS 3000 Eubanks Road	DATE May 20, 2020	APPLICANT William H. Derks, PE on behalf of NR Edge Property Owner, LLC
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STAFF’S RECOMMENDATION

That the Council adopt the attached resolution transmitting comments to the applicant regarding the proposed development.

PROCESS

The Council has the opportunity tonight to hear the applicant’s presentation, receive input from the Community Design Commission, receive public comments, and offer suggestions to the applicant.

- Because this is a Concept Plan submittal, statements by individual Council members this evening do not represent a commitment to an official position should the applicant submit a formal application.
- The Community Design Commission reviewed a concept plan for this site on May 18, 2020.

DECISION POINTS

The applicant requested a limited scope Special Use Permit Modification, which requires a Concept Plan review by Council due to the amount of land area involved in the modification request. The Council authorized a limited scope review of the project on March 4, 2020.

The original Special Use Permit approval was granted on February 25, 2015 and amended October 25, 2017.

PROJECT OVERVIEW

The Concept Plan is limited to the following modifications to the approved Special Use Permit:

- Adjust the approved permitted uses to allow climate control self-storage on Block G;
- Adjust the approved permitted uses to allow stand-alone service station/convenience store;
- Adjust the approved modifications to regulations to sign standards reducing the threshold to 20,000 square foot for commercial signage and number of tenant/use signs that can be displayed;
- Remove a stipulation regarding Public Street A;

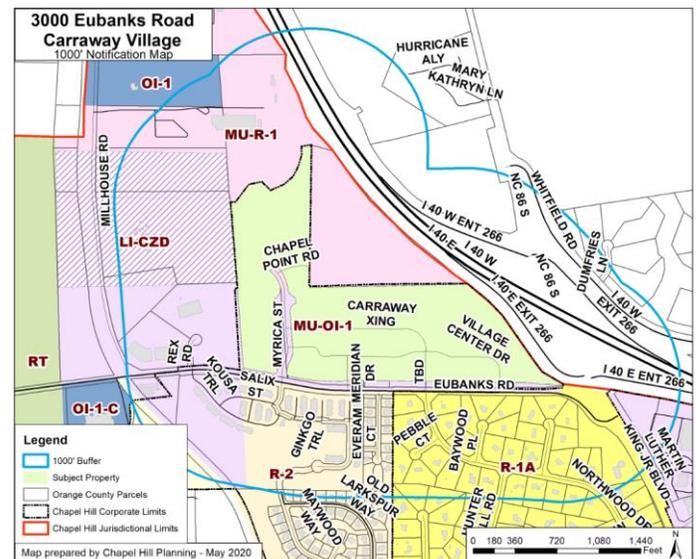
Size Permitted: 600,000 sq. ft. to 935,290 sq. ft.

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
3. Application Materials and Plan Set
4. Community Design Commission Comments from May 18, 2020 (to be provided)