



CONSIDER A REQUEST FOR LIMITED REVIEW OF A SPECIAL USE PERMIT MODIFICATION AT CARRAWAY VILLAGE, 3000 EUBANKS ROAD

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Judy Johnson, Interim Director
Michael Sudol, Planner II

PROPERTY ADDRESS 3000 Eubanks Road	MEETING DATE March 4, 2020	APPLICANT Northwood Ravin
<p>STAFF’S RECOMMENDATION That the Council adopt the resolution limiting the scope of the review of a Special Use Permit modification to modify the allowable uses to include self-storage facility, conditioned (on Block G) and service station/convenience store (on Block A); modify signage regulations, and remove a condition to extend Public Street A beyond its current end.</p>		
<p>PROCESS</p> <p>At the January 8, 2020 Council meeting, Northwood Ravin petitioned the Council for a limited review of their proposed Special Use Permit Modification application. At the February 7, 2020 Council Committee on Economic Sustainability meeting, the applicant provided additional information¹ regarding the request, as described in the decision points.</p> <p>The Council may limit the scope of their review of the proposed Special Use Permit Modification application if they choose.</p>	<p>DECISION POINTS</p> <p>The attached resolution would limit the scope of the Special Use Permit Modification as described and limit advisory board review to the Community Design Commission and the Planning Commission.</p> <p>The petitioner says that the modifications will help maximize commercial uses at Carraway Village.</p> <p>The petitioner requests :</p> <ul style="list-style-type: none"> • Adjusting the permitted uses to allow a self-storage facility on Block G only; • Adjusting the permitted uses to allow a service station/convenience store on Block A, B, and C (the current Special Use Permit allows gasoline sales as an accessory use). • Adjusting an existing modification to the sign regulations that sets a threshold of 25,000 SF of commercial square footage for Zoning Compliance Permit applications, reducing this requirement to 20,000 sf; • Adjusting an existing modification to the sign regulations to increase the number of tenant signs from five to a maximum display area of 200 sf; • Removing a condition to extend Public Street A beyond its current end. The Special Use Permit requires the applicant to extend Road A but conditions have changed on the adjacent property and there is no longer a future road for this connection. 	
ATTACHMENT	<ol style="list-style-type: none"> 1. Resolution 2. Petition from Northwood Ravin, dated January 6, 2020 3. Draft Staff Presentation (<i>to be distributed</i>) 	

¹ <https://www.townofchapelhill.org/home/showdocument?id=45219>