

**A RESOLUTION CALLING A PUBLIC HEARING ON THE PROPOSED 120
BREWER LANE CUP/CONDITIONAL USE DISTRICT REZONING AND THE
ASSOCIATED 110 BREWER LANE MINOR MODIFICATION
Resolution No. 160/2007-08**

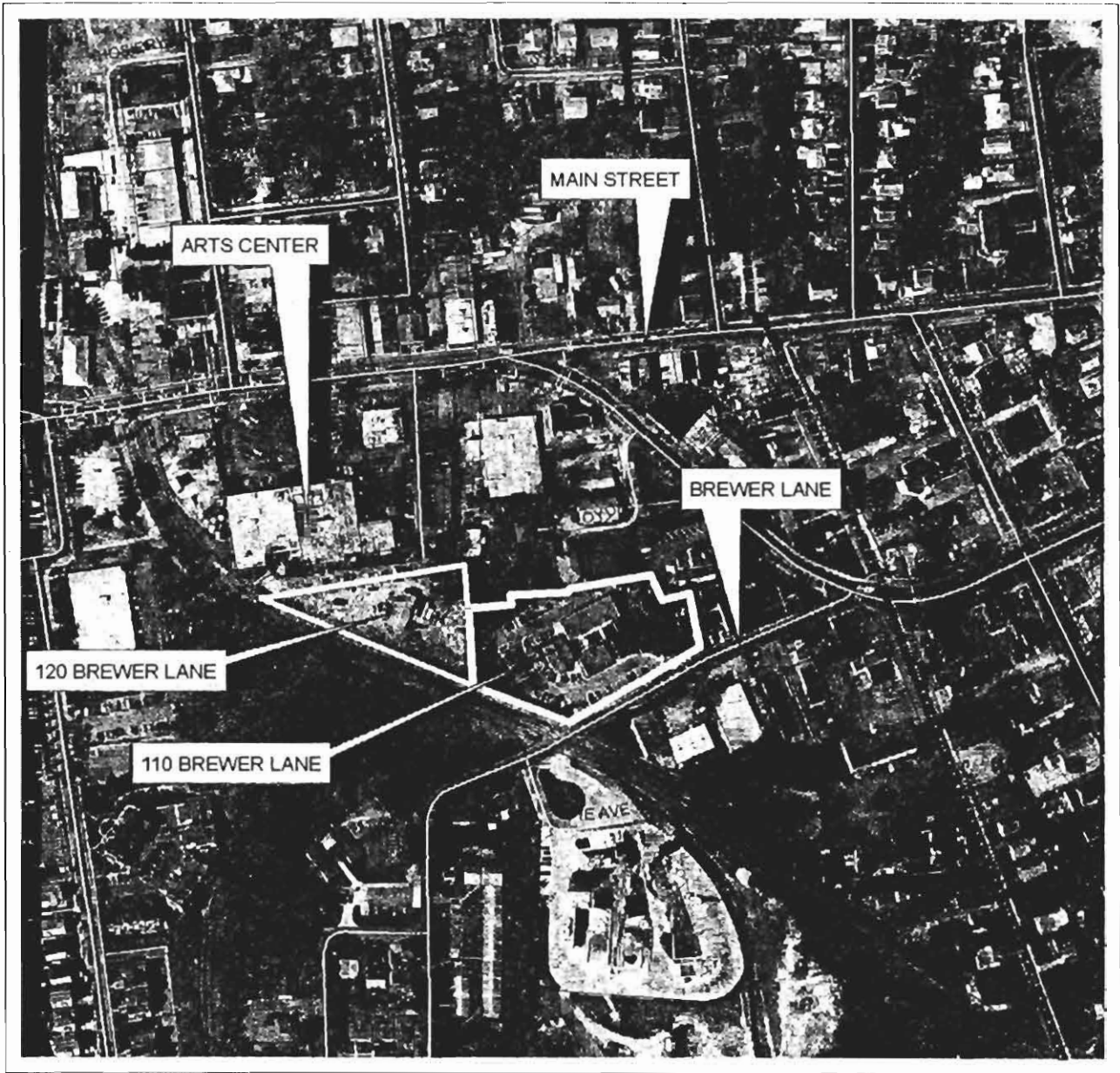
WHEREAS, the Carrboro Board of Aldermen seeks to provide ample opportunities for the public to comment on proposed projects; and

WHEREAS, an application has been received for a Conditional use permit/Conditional Use District Rezoning for the property located on 120 Brewer Lane along with an associated application for a Minor Modification to the 110 Brewer Lane CUP.

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Aldermen call a public hearing on June 24th, 2008 to discuss the proposed 120 Brewer Lane condominiums project.

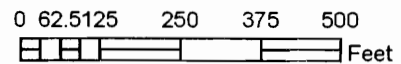
BE IT FURTHER RESOLVED by the Board of Aldermen that that the rezoning petition for 120 Brewer Lane is hereby referred for review to the Planning Board.

VICINITY MAP



Legend

- City Limits
- Carrboro Planning Jurisdiction Boundary



TOWN OF CARRBORO

REVISED PETITION FOR CHANGE OF ZONING



PETITIONER

DATE:

Downtown Urban Ventures, LLC

8/3/05(revised 4/7/08)

The Petitioner named above respectfully requests the Board of Aldermen of the Town of Carrboro to rezone the below-described property from B-1(g) to B-1(c)-CU zoning classification. The Petitioner furthermore submits the following information in support of this petition.

1. PETITIONER'S NAME: Downtown Urban Ventures, LLC, Michael A. Neal, Agent, and Charles H. Thibaut, Attorney.

ADDRESS: 3716 National Dr., Suite 200, Raleigh, NC 27612

TELEPHONE #: (919) 787- 4262

2. INTEREST IN PROPERTY(IES): owner.

3. BROAD DESCRIPTION OF PROPERTY AREAS SOUGHT TO BE REZONED BY REFERENCE TO ADJOINING STREETS: the property is NW of Brewer Lane, adjacent to the paved bike/pedestrian path and is known as "Butler's Garage".

4. DESCRIPTION OF INDIVIDUAL LOTS SOUGHT TO BE REZONED:

a. OWNER: Downtown Urban Ventures, LLC

TAX MAP: 92 **BLOCK:** A **LOT:** 22 **ACREAGE:** 0.51 **PARCEL:** 9778-95-7817

SUBDIVISION NAME: _____ **FRONTAGE:** -0- **DEPTH:** 122'

EXISTING STRUCTURES AND USES: A block building being used for auto repair (10.100)

b. OWNER: (all info is the same as contained in 4.a)

TAX MAP: _____ **BLOCK:** _____ **LOT:** _____ **ACREAGE:** _____ **PARCEL:** _____

SUBDIVISION NAME: _____ **FRONTAGE:** _____ **DEPTH:** _____

In addition, the project will bring a needed commercial tax base to the downtown area.

(d) In what way does the rezoning encourage the most appropriate use of the land in the planning jurisdiction?

As set out more fully in the attached addendum, the proposed project taken together with the recent approval of nearby projects including 300 E. Main Street. Phase A, the Alberta and Roberson Square would be consistent with the objectives set out in the Vision2020 Policy and the Downtown Design Guidelines by contributing to the transition of the town center and East Main Street area to a more urban skyline of taller structures containing a mix of residential and commercial uses. The result should be an area of increased property values with access to a wide variety of amenities which should draw people to the town center as a place to live, shop and work.

WHEREFORE, THE PETITIONER REQUESTS THAT THE OFFICIAL ZONING MAP BE AMENDED AS SET OUT ABOVE. THIS IS THE 2ND DAY OF AUGUST, 2005, AND AS REVISED APRIL 7, 2008.

Downtown Urban Ventures, LLC

PETITIONER'S SIGNATURE: _____

Richard W. Gaylord, Jr., Member/Manager

PLEASE NOTE.

For all the persons identified under "5", please attach addressed envelopes with the correct postage. Oversight of this requirement could delay processing your rezoning request.

ADDENDUM TO CONDITIONAL USE REZONING APPLICATION OF DOWNTOWN
URBAN VENTURES, LLC
(TM 92.A.22, PIN 9778-95-7810)

The Project, a medium rise building combining residential and commercial uses located adjacent to a bikeway and within easy walking distance of downtown, is consistent with the policies set out in the Vision2020 policy for downtown Carrboro adopted December 5, 2000 and Carrboro's Downtown Design Guidelines.

§2.41 of the Vision2020 policy and the design guidelines for the East Main Street call for a downtown district with medium rise buildings with adequate public access providing shopping opportunities for everyday needs with a view toward maintaining downtown as a center where people can work, gather, shop, socialize and recreate. Both the policy and the guidelines call for taller structures and a mix of commercial uses on the lower floors and residential uses on the upper floors as proposed in the Project.

§2.52 of the Vision2020 policy calls for a diverse housing stock downtown which the Project meets by adding multi-story, multi-family housing to the primarily single family, detached housing in the downtown area and nearby neighborhoods.

The Project would meet §3.0 of the Vision2020 policy by reducing the tax burden on single family owners by increasing the amount of commercial space in town.

The project meets §3.21 of the Vision2020 policy which encourages the continuing development of downtown by expanding vertically rather than horizontally.

The Project meets §3.25 of the Vision2020 policy which encourages walk ability by placing multi-story residential uses within easy walking distance of downtown.

The project encourages a variety of residential developments by adding to the stock of multi-family housing as part of a mixed-use development as suggested in §3.28 of the Vision2020 policy.