



**CONSIDER AN APPLICATION FOR SITE PLAN REVIEW – NORTHSIDE NEIGHBORHOOD CONSERVATION DISTRICT MAXIMUM VEHICLE PARKING EXCEPTION – 302 & 304 MCMASTERS STREET**

**SUMMARY REPORT**

TOWN OF CHAPEL HILL PLANNING DEPARTMENT  
 Judy Johnson, Interim Director  
 Becky McDonnell, Planner II

<b>PROPERTY ADDRESS</b> 302 & 304 McMasters Street	<b>MEETING DATE</b> August 4, 2020	<b>APPLICANT</b> Stacy Giglio
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**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission adopt Resolution A, approving this Site Plan Review application, with the stipulations noted.

**PROCESS**

Northside Neighborhood Conservation District Site Plan Review applications are evaluated based on compliance with:

1. the procedural and dimensional requirements of the Land Use Management Ordinance; and
2. the standards in the Northside Neighborhood Conservation District.

**DECISION POINTS**

We believe that the proposed application, with the conditions proposed in the attached resolution, meets all regulations and standards in the Land Use Management Ordinance. A checklist of these regulations and standards is included in the attached Project Summary.

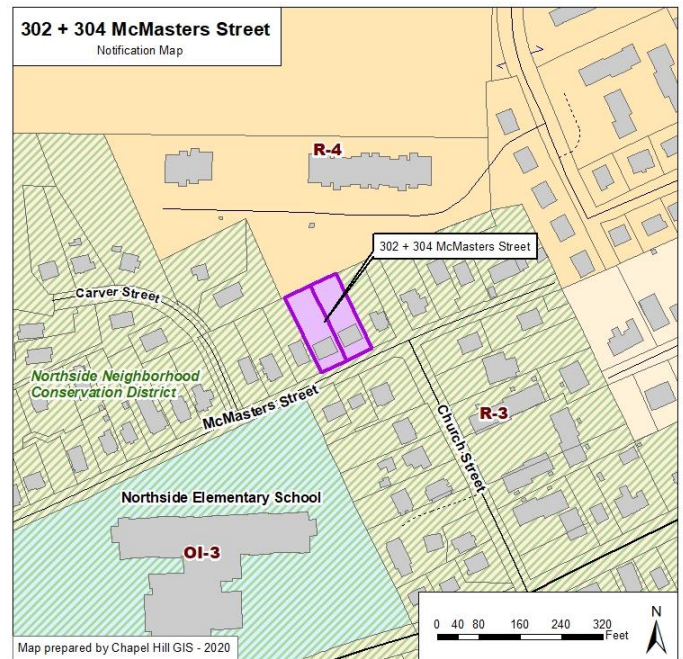
**PROJECT OVERVIEW**

The Northside Neighborhood Conservation District (NCD) overlay establishes special regulations to preserve the character of the neighborhood, that supersede the general provisions in the Land Use Management Ordinance where the standards differ. In the Northside NCD, there is a maximum of four parked motor vehicles per lot. However, a maximum of six motor vehicles may be permitted by the Planning Commission for duplexes and multi-family units, provided the applicant demonstrates that the parking area:

- (1) is clearly defined and or marked with appropriate materials such as rocks, timbers and hedges;
- (2) is maintained in a safe and sanitary condition;
- (3) cannot contribute to soil erosion or tree damage;
- (4) is accessed by properly approved curb cuts or other approved access points;
- (5) is screened by means of an effective screening device between the parking area and the street which is at least four (4) feet in height above the grade of the edge of the parking area. Appropriate screening devices may include decorative brick walls, fences, evergreen hedges which shall reach the required height within two (2) years of planting, or any combination above. Parking in the back and side yard is encouraged to minimize visibility.

302 and 304 McMasters are both duplexes with a shared driveway access to the rear of the units. Currently, each lot has 8 parking spaces, which exceeds the maximum parking spaces allowed. The applicant is proposing to reduce the parking area to allow a maximum of six vehicle parking spaces for each duplex.

**PROJECT LOCATION**



**ATTACHMENTS**

1. Draft Resolution A
2. Draft Resolution B (Denying the Application)
3. Applicant Materials

**RESOLUTION A**  
(Approving Application)

**A RESOLUTION APPROVING AN EXCEPTION TO THE MAXIMUM NUMBER OF VEHICLES PARKED PER ZONING LOT FOR 302 AND 304 MCMASTERS STREET (File No. 20-022)**

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds that the 302 and 304 McMasters Street Site Plan Application, proposed by Stacy Giglio on the property identified as Orange County Property Identification Numbers 9788-19-5346 and 9788-19-4394, if developed according to the Site Plan dated February 5, 2020 and the conditions listed below, would comply with the provisions of the Land Use Management Ordinance and Design Manual:

These findings are based on the following supplemental stipulations:

Stipulation Specific to the Development

1. That no parking spaces be located adjacent or parallel to McMasters Street.
2. That a maximum of 6 parked vehicles be permitted per zoning lot.
3. That the parking area(s) be delineated with appropriate materials.
4. That sufficient buffer and screening of parking areas be provided.
5. That the applicant must obtain a Zoning Compliance Permit prior to beginning any construction work.

BE IT FURTHER RESOLVED that the Planning Commission of the Town of Chapel Hill hereby approves the application for an exception to the maximum number of vehicles parked per zoning lot for 302 and 304 McMasters Street in accordance with the plans and conditions listed above.

This the 4<sup>th</sup> day of August, 2020.

**RESOLUTION B**  
(Denying Application)

**A RESOLUTION DENYING THE MAXIMUM NUMBER OF VEHICLES PARKED PER ZONING LOT FOR 302 AND 304 MCMASTERS STREET (File No. 20-022)**

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds that 302 and 304 McMasters Street Site Plan Application, proposed by Stacy Giglio on the property identified as Orange County Property Identification Numbers 9788-19-5346 and 9788-19-4394, if developed according to the Site Plan dated February 5, 2020, would not comply with the provisions of the Land Use Management Ordinance:

These findings are based on the following:

(INSERT REASONS FOR DENIAL)

BE IT FURTHER RESOLVED by the Planning Commission hereby denies the application for the 302 and 304 McMasters Street Site Plan.

This the 4<sup>th</sup> day of August, 2020.