



CONSIDER AN APPLICATION FOR MINOR SUBDIVISION REVIEW – AMITY COURT SUBDIVISION, 318-324 WEST ROSEMARY STREET AND 1-7 AMITY COURT

STAFF REPORT

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

PROPERTY ADDRESS	MEETING DATE(S)	APPLICANT
318 - 324 W Rosemary Street 1 - 7 Amity Court	August 4, 2020	Jeff Williams, Coulter, Jewell, Thames, PA

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution A, approving the application, with stipulations.

PROCESS

Minor subdivision applications are submitted to the Planning Commission for consideration and action. Minor subdivision applications are evaluated based on compliance with the procedural and dimensional requirements of the Land Use Management Ordinance.

If the application meets the standards for subdivision set by the Land Use Management Ordinance, the Town is obligated to approve.

DECISION POINTS

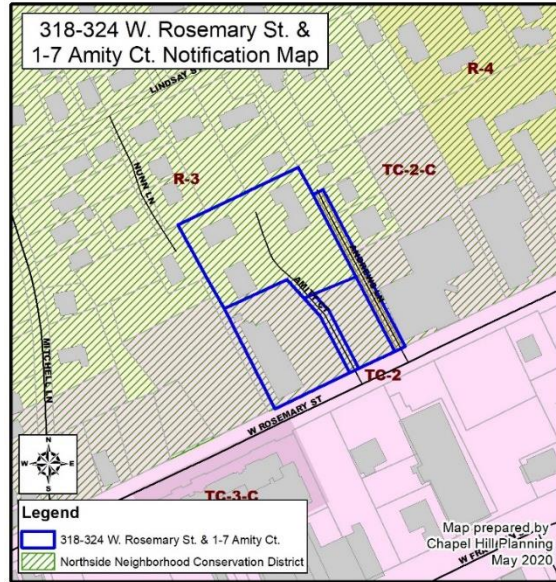
We believe that the proposed application, with the conditions proposed in the attached resolution, meets all regulations and standards in the Land Use Management Ordinance pertaining to minor subdivision. A checklist of these regulations and standards is included in the attached Project Summary.

Prior to recordation of the final plat, all buildings that are located on the proposed property lines must be demolished or removed.

PROJECT OVERVIEW

The application proposes subdividing four existing lots into a total of six lots. There are several existing structures on the site; two buildings located on the proposed property lines will be removed or demolished prior to recordation of the final plat. Access to Lot 1 is proposed through a 20 feet easement along Andrews Lane. An accompanying Site Plan Review Application has been submitted for the development of the five lots fronting West Rosemary Street.

PROJECT LOCATION



ATTACHMENTS

1. Project Details Table
2. Draft Resolution A
3. Draft Resolution B (Denying the Application)
4. Applicant Materials



Project Details

Overview

Site Description	
Project Name	Amity Court Minor Subdivision
Address	318 – 324 W Rosemary Street and 1 – 7 Amity Court
Property Description	4 lots totaling approximately 2 acres with existing restaurant, parking lot, and three multi-family structures
Existing Zoning	Residential – 3 (R-3), Town Center – 2 (TC-2), Northside Neighborhood Conservation District (CD-1)
Orange County Parcel Identifier Numbers	9788-17-8053, 9788-17-0111, 9788-17-8220, and 9788-17-9085

Design/LUMO Standards	Compliance with Ordinance		
Dimensional Matrix 3.8-1 Standards	Residential – 3 (R-3) Zoning District Standards	Town Center – 2 (TC-2) Zoning District Standards	Application
Setbacks	Street – 24 feet Interior – 8 feet Solar – 11 feet	Street – 0 feet Interior – 0 feet Solar – 0 feet	✓
Minimum gross lot area	5,500 s.f.	N/A	Lot 1: 37,307 s.f. Lot 2: 12,108 s.f. Lot 3: 9,850 s.f. Lot 4: 11,224 s.f. Lot 5: 11,162 s.f. Lot 6: 11,319 s.f.
Minimum lot frontage	40 ft.	12 ft.	Lot 1: N/A Lot 2: 66.69 ft. Lot 3: 46.40 ft. Lot 4: 46.40 ft. Lot 5: 46.40 ft. Lot 6: 46.40 ft.
Minimum lot width	50 ft.	15 ft.	✓
Floor Area Ratio	0.162	1.97	NA
Floor Area (maximum)	7,245 s.f.	95,042 s.f.	NA
Vehicle Parking Spaces (maximum)	NA	NA	NA
Setback Height (maximum)	20 feet ⁺	40 feet ⁺	✓
Core Height (maximum)	26 feet ⁺	50 feet ⁺	✓
Amount of Impervious Surface	N/A	N/A	✓
LOT LAYOUT STANDARDS	-	-	-
Erosion and Sedimentation Control	NA	NA	NA
Steep Slope Disturbance	NA	NA	NA
Land Disturbance	NA	NA	NA
Resource Conservation District Regulations	NA	NA	NA

Watershed Protection District	NA	NA	NA
Schools Adequate Public Facilities	Required	Required	Required prior to Final Plat
Stormwater Management	Required	Required	✓
Lots fronting on road meeting Town standards	Required	Required	✓
Recreation Area	NA for Minor Subdivision	NA for Minor Subdivision	NA
Landscape Bufferyards	NA for Minor Subdivision	NA for Minor Subdivision	NA
Homeowner's Association	NA	NA	NA
Tree Protection	NA*	NA*	NA
Parking	NA*	NA*	NA
Front Yard Parking 40% restriction	NA*	NA*	NA
Utility lines underground	NA*	NA*	NA
Public Water and Sewer requirement	Required	Required	✓

✓ Meets Requirements; NA Not Applicable

+ Northside Neighborhood Conservation District (CD-1) overlay district specifies height limits

* will apply when subsequent development application is proposed

RESOLUTION A
(Approving Application)

A RESOLUTION APPROVING AN APPLICATION FOR A MINOR SUBDIVISION FOR AMITY COURT SUBDIVISION, 318 - 324 W ROSEMARY STREET AND 1 - 7 AMITY COURT (File No. 20-035)

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds that the Amity Court Minor Subdivision, proposed by Jeff Williams, on the properties identified as Orange County Property Identification Numbers 9788-17-8053, 9788-17-0111, 9788-17-8220, and 9788-17-9085, if subdivided per the preliminary plat revision dated July 15, 2020, and the conditions listed below, would comply with the provisions of the Land Use Management Ordinance:

These findings are based on the following supplemental stipulations:

Stipulation Specific to the Development

1. That this approval shall be valid for one year from the date of approval subject to reapproval by the Town Manager in accordance with the provisions of the Land Use Management Ordinance.
2. That this approval shall authorize the creation of a total of six lots.
3. That future development must comply with *Section 5.4 Stormwater Management* of the Land Use Management Ordinance.
4. That the property owner provide the necessary Certificate of Adequacy of Public Schools or an exemption prior to recordation of the Final Plat.
5. That the name of the development and its streets and house (unit) numbers be approved by the Town Manager prior to recordation of the Final Plat.
6. That future site improvements or redevelopment of either of the newly created lots requires issuance of a Zoning Compliance Permit.
7. That the property owner provide the necessary owner(s) signatures, notarized, on a reproducible mylar, with a paper copy, prior to Town Manager approval of the Final Plat.
8. That prior to recordation of the final plat, buildings located on the future property lines of the minor subdivision shall be demolished or removed.

BE IT FURTHER RESOLVED that the Planning Commission of the Town of Chapel Hill hereby approves the application for a Minor Subdivision for Amity Court in accordance with the plans and conditions listed above.

This the 4th day of August, 2020.

RESOLUTION B
(Denying Application)

A RESOLUTION DENYING AN APPLICATION FOR A MINOR SUBDIVISION FOR 1 TO 7 AMITY COURT AND 318 TO 324 W ROSEMARY STREET (File No. 20-035)

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds that the Amity Court Minor Subdivision, proposed by Jeff Williams, on the properties identified as Orange County Property Identification Numbers 9788-17-8053, 9788-17-0111, 9788-17-8220, and 9788-17-9085, if developed according to the revised plans dated July 15, 2020, and the conditions listed below, 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 that the Planning Commission hereby denies the application for a minor subdivision for Amity Court.

This the 4th day of August, 2020.