



CONSIDER AN APPLICATION FOR SITE PLAN REVIEW, 506 Mitchell Lane

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES
 Judy Johnson, Operations Manager
 Mike Klein, Planner

PROPERTY ADDRESS 506 Mitchell Lane	DATE September 26, 2018	APPLICANT Jim Spencer
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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.

NEXT STEPS

As part of the Zoning Compliance Permit application, the applicant will demonstrate compliance with the Land Use Management Ordinance, and the supplemental conditions identified in the attached resolution.

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.

ORDINANCE

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 the Northside Neighborhood Conservation District. A checklist of these regulations and standards is included in the attached Project Summary.

PROJECT OVERVIEW

The application proposes relocation of a donated, single-family cottage from Park Place Lane, to 506 Mitchell Lane (previously 410 McDade St.), for use as an affordable housing single-family residential unit. The relocated cottage will add 726 square feet of floor area to this portion of a vacant, Town-owned lot. The property is located in the Northside Neighborhood Conservation District (CD-1) and within the Residential-3 (R-3) zoning district. The newly created lot as shown on the site plan comprises 15,015 square feet of net land area; with application of Northside floor area restrictions for residential lots, this lot could accommodate up to 1,750 square feet of floor area without a variance.

This application also proposes a parking area at the north end of the structure, and will likely feature a walkway between the front door and the sidewalk along Mitchell Lane. Mitchell Lane and a public sidewalk bisect the property.

A variance to allow a street setback of 12'8" (24' is required) must be approved by the Board of Adjustment, and this requirement is listed as a stipulation of approval.

Note: This property contains Town Resource Conservation District, Jordan Riparian Buffer, Town stormwater infrastructure, and an OWASA sewer easement.

PROJECT LOCATION



ATTACHMENTS

1. Project Summary Form
2. Resolution A
3. Resolution B
4. Application Form & Materials

Project Summary

Site Description	
Project Name	506 Mitchell Lane Site Plan Review Application
Address	506 Mitchell Lane (previously 410 McDade Street)
Property Description	15,015 square feet
Existing	Vacant
Orange County Parcel Identifier Number	9788-17-1945
Zoning	Residential-3 (R-3); Northside Neighborhood Conservation District (CD-1)

Regulatory Land Use Intensity

Design/LUMO Standards	Compliance with Ordinance	
Lot Layout Standards	Standard	Application
Setbacks	Street – 24 feet Interior – 8 feet Solar – 11 feet	Street – 12'8" (A street setback variance is required) Interior – 8.5' Solar – 85' (approx.)
Floor Area Ratio	0.20	.05
Floor Area (maximum)	1,750 sf	726 sf
Vehicle Parking Spaces (maximum)	4	NA
Front Yard Parking (maximum)	40%	NA
Primary Height (maximum)	20 feet	<20 feet
Secondary Height (maximum)	26 feet	NA
Amount of Impervious Surface	50%	9%
Erosion and Sedimentation Control	NA	✓
Steep Slope Disturbance	NA	NA
Land Disturbance		2,601 sf
Stormwater Management	NA	NA
Drainage Plan	NA	✓with ZCP submission
Utility Lines Underground	NA	✓with ZCP submission
Public Water and Sewer confirmation	NA	✓with ZCP submission
Resource Conservation District Regulations	RCD and Jordan Buffer	NA – no encroachment
Watershed Protection District	NA	NA

✓ Meets Requirements; NA Not Applicable

RESOLUTION A
(Approving Application)

**A RESOLUTION APPROVING AN APPLICATION FOR A SITE PLAN REVIEW
APPLICATION FOR 506 Mitchell Lane (File No. 18-059)**

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds that the 506 Mitchell Lane Site Plan Application, proposed by Jim Spencer, Architect, on the property identified as Orange County Property Identification Number 9788-17-1945, if developed according to the plans dated September 20, 2018, 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 the applicant must obtain a Zoning Compliance Permit prior to beginning any construction work.
2. That a street setback variance must be acquired from the Town's Board of Adjustment prior to issuance of a Zoning Compliance Permit.
3. That a building permit must be obtained and construction begun by September 26, 2019 and be completed by September 26, 2020.
4. That prior to scheduling the standard inspection of temporary erosion control measures during initial site preparation, the applicant will have the Resource Conservation Boundary staked out on the northern end of the site, and install the erosion control measures outside of the protected area.
5. That prior to issuance of a Certificate of Occupancy, the applicant submit documentation certified by a registered architect that the floor area, as defined by Land Use Management Ordinance, does not exceed 912 square feet.
6. Occupancy by more than four (4) persons who are not related by blood, adoption, marriage, or domestic partnership is prohibited.
7. Parking restrictions limit the number of parked vehicles on the lot to four (4) vehicles. That the parking area be clearly delineated and marked with a safe and sanitary surface.
8. That prior to issuance of a Certificate of Occupancy, that any unused existing curb cuts be replaced with Town standard curb and gutter.
9. That a Drainage Plan must be reviewed and approved by the Town Manager prior to issuance of a Zoning Compliance Permit. The plan must provide for dispersal of roof water in a non-erosive condition. All drainage structures are prohibited within the building setbacks.
10. That as-constructed plans, signed by the applicant, showing building height limitations, building footprints, driveways, and all other impervious surfaces located on the zoning lot be submitted prior to Final Zoning Inspection and Building Final for issuance of a Certificate of Occupancy.

BE IT FURTHER RESOLVED that the Planning Commission of the Town of Chapel Hill hereby approves the application for a Site Plan for 506 Mitchell Lane in accordance with the plans and conditions listed above.

This the 26th day of September, 2018.