



**CONSIDER AN APPLICATION FOR SITE PLAN REVIEW, 411 NORTH COLUMBIA STREET,
(FILE NUMBER 202126571)**

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Judy Johnson, Assistant Planning Director
 Anya Grahn, Senior Planner
 Elysa Smigielski, Residential Zoning Plan Reviewer

<p>PROPERTY ADDRESS 411 N. Columbia St.</p>	<p>DATE March 2, 2021</p>	<p>APPLICANT Zinn Brothers Construction, Inc</p>
<p>STAFF RECOMMENDATION Staff recommends that the Planning Commission adopt Resolution A, approving this Site Plan Review application, with the stipulations noted.</p>		
<p>NEXT STEPS As part of the Site Plan application, the applicant will demonstrate compliance with the Land Use Management Ordinance and the supplemental conditions identified in the attached resolution.</p>		
<p>PROCESS Northside Neighborhood Conservation District Site Plan Review applications are evaluated based on compliance with:</p> <ol style="list-style-type: none"> 1. the procedural and dimensional requirements of the Land Use Management Ordinance; and 2. the standards in the Northside Neighborhood Conservation District. 	<p>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.</p>	
<p>PROJECT OVERVIEW The application proposes to build a 920 sq. ft. addition to the existing house, creating a total floor area of 1,744 sq. ft. Construction of accessory site improvements including walks/landings, HVAC, driveway, and relocation of an existing shed are also proposed. The property is located in the Northside Neighborhood Conservation District (CD-1) and within the Residential-3 (R-3) zoning district. The lot comprises 8,794.5 square feet of gross land area. The Northside NCD provides a maximum single-family house size of 1,750 square feet.</p>	<p>PROJECT LOCATION</p>	
<p>ATTACHMENTS</p>	<ol style="list-style-type: none"> 1. Project Summary Form 2. Resolution A 3. Resolution B 4. Application Form & Materials 	

Project Summary

Site Description	
Project Name	411 N. Columbia St. Site Plan Review Application
Address	411 N. Columbia St.
Property Description	8,794 square feet gross land area
Existing	Single Family Residence
Orange County Parcel Identifier Number	9788-28-7334
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' Interior – 8' Solar – 11'	Street – 45.9' Interior – 13.1', 8.3' Solar – 11.2'
Floor Area Ratio	0.20	0.198
Floor Area (maximum)	1750 sf	1744 sf
Vehicle Parking Spaces (maximum)	4	NA
Front Yard Parking (maximum)	40%	21%
Primary Height (maximum)	20 feet	16 feet
Secondary Height (maximum)	26 feet	23.5 feet
Amount of Impervious Surface	50%	46.7%
Erosion and Sedimentation Control	NA	✓
Steep Slope Disturbance	NA	NA
Land Disturbance	-	6,256 sf
Stormwater Management	NA	NA
Drainage Plan	NA	✓with ZCP submission
Public Water and Sewer confirmation	NA	✓with ZCP submission
Resource Conservation District Regulations	NA	✓
Watershed Protection District	NA	NA

✓ Meets Requirements; NA = Not Applicable; ZCP = Zoning Compliance Permit

RESOLUTION A
(Approving Application)

**A RESOLUTION APPROVING AN APPLICATION FOR A SITE PLAN REVIEW
APPLICATION FOR 411 NORTH COLUMBIA STREET (File No. 202126571)**

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds that the 411 N. Columbia St. Site Plan Application, proposed by Zinn Brothers Construction Inc, Chapel Hill, NC on the property identified as Orange County Property Identification Number 9788-28-7334, if developed according to the plans last revised dated January 22, 2021, 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 a building permit must be obtained and construction begun by March 2, 2022 and be completed by March 2, 2023.
2. That the applicant must obtain a Zoning Compliance Permit prior to beginning any construction work.
3. Occupancy by more than four (4) persons per dwelling unit who are not related by blood, adoption, marriage, or domestic partnership is prohibited.
4. 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.
5. 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.
6. 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 411 N. Columbia St. in accordance with the plans and conditions listed above.

This the 2nd day of March, 2021.

RESOLUTION B
(Denying Application)

A RESOLUTION DENYING AN APPLICATION FOR A SITE PLAN FOR 411 NORTH COLUMBIA STREET (File No. 202126571)

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds that the 411 N. Columbia St. Site Plan Application, proposed by Zinn Brothers Construction Inc, Chapel Hill, NC on the property identified as Orange County Property Identification Number 9788-28-7334, if developed according to the plans last revised dated January 25, 2021, and the conditions listed below, would not comply with the provisions of the Land Use Management Ordinance and Design Manual:

These findings are based on the following:

(INSERT REASONS FOR DENIAL)

BE IT FURTHER RESOLVED that the Planning Commission hereby denies the application for the 411 N. Columbia St. Site Plan.

This the 2nd day of March, 2021.