



**CONSIDER AN APPLICATION FOR MINOR SUBDIVISION REVIEW –  
210 HOWELL STREET**

**STAFF REPORT**

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES  
Judy Johnson, Operations Manager  
Becky McDonnell, Planner II

PROPERTY ADDRESS	MEETING DATE	APPLICANT
210 Howell Street	April 16, 2019	Ballentine Associates

**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 Board for consideration and action. Minor subdivision applications are evaluated based on compliance with:

1. 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.

**PROJECT OVERVIEW**

The application proposes to subdivide one lot on 0.47 acres of net land area. The lot is on the northern side of Howell Street near the intersection with Purefoy Road. Subsequent lot configuration will be as follows:

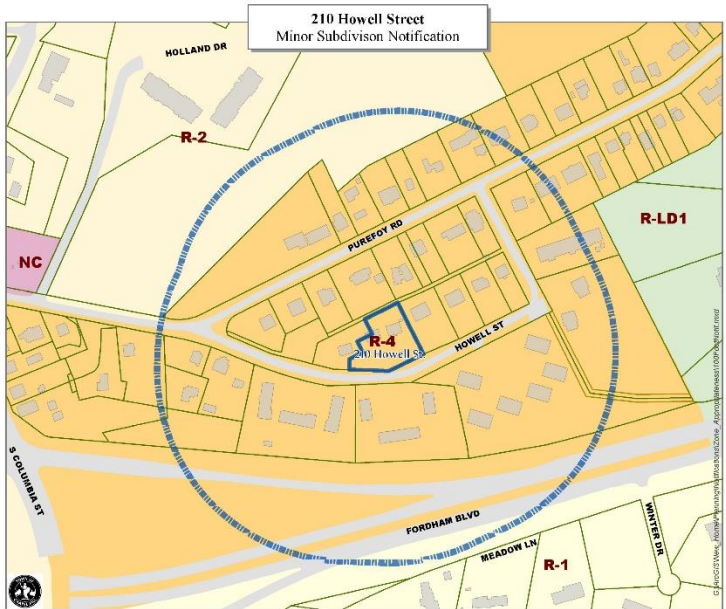
- Lot 5: 10,149 sq. ft. lot;
- Lot 6: 10,155 sq. ft. lot;

The subsequent lots will meet the minimum 5,500 sq. ft. lot size requirement in the Residential – 4 (R-4) zoning district, and are already served by OWASA.

The existing lot at 210 Howell Street and nearby lots at 213 and 215 Purefoy Road and 214 and 212 Howell Street were recently recombined. Subsequently, the applicant received permits to demolish the existing single-family residences, as well as permits to construct five new duplexes on each of these lots. The approved duplex on Lot 5 would not be impacted by the proposed subdivision as it would continue to meet all zoning standards.

The new lot would be accessed by a shared driveway on Howell Street.

**PROJECT LOCATION**



500' Notification Boundary for Parcel 9788-30-8831

**ATTACHMENTS**

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



# Project Details

## Overview

Site Description	
<b>Project Name</b>	210 Howell Street Minor Subdivision
<b>Address</b>	210 Howell Street
<b>Property Description</b>	Minor subdivision of existing parcel into 2 residential lots
<b>Existing</b>	Currently vacant; approved duplex to be constructed on Lot 5.
<b>Orange County Parcel Identifier Number</b>	9788-30-8831
<b>Zoning</b>	Residential – 4 (R-4)

Design/LUMO Standards	Compliance with Ordinance	
<b>Dimensional Matrix 3.8-1 Standards Residential-1 (R-1) Zoning District</b>	Standard	Application
Setbacks	Street – 22 feet Interior – 8 feet Solar – 9 feet	✓
Minimum gross lot area	5,500 sq. ft.	Lot 5: 11,164 sq. ft. Lot 6: 11,170 sq. ft.
Minimum lot frontage	40 feet	Lot 5: 128 feet Lot 6: 57 feet
Minimum lot width	50 feet	✓
Floor Area Ratio	NA	✓
Floor Area (maximum)	NA (3,000 sq. ft. for duplexes)	✓
Vehicle Parking Spaces (maximum)	NA (4 spaces for duplexes)	✓
Front Yard Parking (maximum)	40%	✓
Setback Height (maximum)	34 feet	✓
Core Height (maximum)	60 feet	✓
Amount of Impervious Surface	50% maximum	✓
<b>LOT LAYOUT STANDARDS</b>		
Erosion and Sedimentation Control	NA	NA
Steep Slope Disturbance	NA	NA
Land Disturbance	NA	NA
Resource Conservation District Regulations	NA	NA
Watershed Protection District	NA	NA
Schools Adequate Public Facilities	Required	✓ with condition #4

Stormwater Management	Required	✓ with condition #3
Lots fronting on road meeting Town standards	Required	✓ with condition #11
Recreation Area	NA for Minor Subdivision	NA
Landscape Bufferyards	NA for Minor Subdivision	NA
Homeowner's Association	NA	NA
Tree Protection	NA*	NA
Parking	NA*	NA
Front Yard Parking 40% restriction	NA*	NA
Utility lines underground	NA*	NA
Public Water and Sewer requirement	Required	✓

✓ Meets Requirements; NA Not Applicable

\* will apply when subsequent development application is proposed

**RESOLUTION A**  
(Approving Application)

**A RESOLUTION APPROVING AN APPLICATION FOR A MINOR SUBDIVISION FOR  
210 HOWELL STREET (PIN 9788-30-8831) (File No. 19-028)**

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds that the 210 Howell Street Minor Subdivision, proposed by Ballentine Associates, on the property identified as Orange County Property Identification Number 9788-30-8831, if subdivided per the preliminary plat revision dated April 8, 2019 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 no more than two (2) 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 numbers be approved by the Town Manager prior to recordation of the Final Plat.
6. That prior to recordation of the Final Plat, it will be necessary to provide a detailed fire flow analysis indicating compliance with the North Carolina Fire Prevention Code C105.1 and provide documentation of compliance with the minimum spacing of fire hydrants.
7. That the Final Plat shall identify intermittent and/or perennial streams, federally-regulated 100-year floodplain, and associated Resource Conservation District.
8. That no additional driveway access be allowed on Howell Street. A shared driveway easement shall be recorded on the final plat. A note to this effect shall be included on the final plat.
9. That future site improvements or redevelopment of either of the newly created lots requires issuance of a Zoning Compliance Permit.
10. 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.
11. That, prior to recordation of the Final Platt, the property owner of 210 Howell Street, at their own expense, will have sidewalk installed on the Howell Street frontage, or provide a payment-in-lieu to the Town for future sidewalk construction.

BE IT FURTHER RESOLVED that the Planning Commission of the Town of Chapel Hill hereby approves the application for a Minor Subdivision for 210 Howell Street in accordance with the plans and conditions listed above.

This the 16<sup>th</sup> day of April, 2019.

**RESOLUTION B**  
(Denying Application)

**A RESOLUTION DENYING AN APPLICATION FOR A MINOR SUBDIVISION FOR 210 HOWELL STREET (PIN 9788-30-8831) (File No. 19-028)**

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds that the 210 Howell Street Minor Subdivision, proposed by Ballentine Associates, on the property identified as Orange County Property Identification Number 9788-30-8831, if developed according to the revised plans dated April 8, 2019, 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 210 Howell Street.

This the 16<sup>th</sup> day of April, 2019.