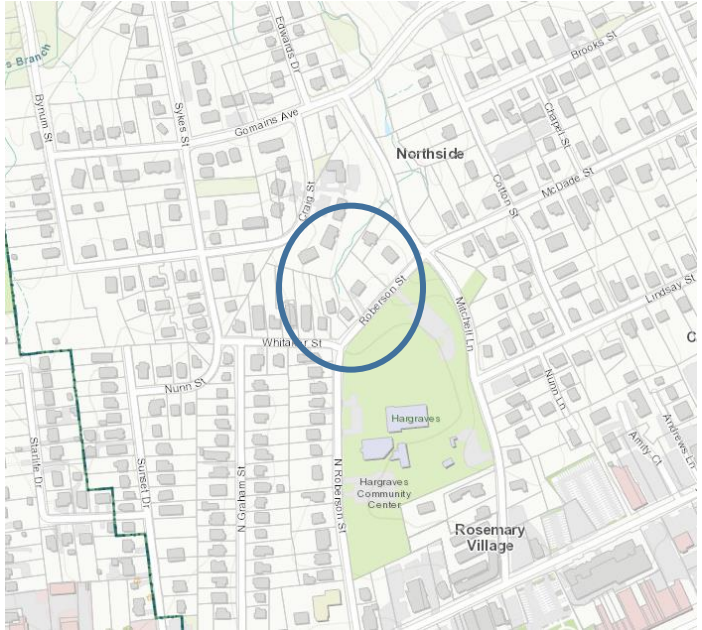




APPROVE A REQUEST FOR EXPEDITED PROCESSING OF A CONDITIONAL ZONING APPLICATION FOR 307 NORTH ROBERSON STREET

SUMMARY REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Colleen Willger, Director
 Judy Johnson, Assistant Director

PROPERTY ADDRESS 307 North Roberson Street	BUSINESS MEETING DATE November 17, 2021	APPLICANT Habitat for Humanity of Orange County, NC
<p>STAFF’S RECOMMENDATION</p> <p>Due to the small scale and limited impact of the proposed project, staff recommends that the Council adopt a resolution, expediting the review process and limiting the scope of the Conditional Zoning Application.</p>		
<p>BACKGROUND</p> <p>The project is located at 307 North Roberson Street, in the Northside Neighborhood Conservation District. The applicant, Habitat for Humanity of Orange County, NC, is requesting expedited review of the proposal to build four (4) affordable dwelling units on the property. The proposal includes rezoning the property to Residential-Special Standards-Conditional Zoning District (R-SS-CZD) to allow the density required to build the affordable dwelling units.</p> <p>The Conditional Zoning review process includes review by up to five development review advisory boards (Housing Advisory Board, Community Design Commission, Transportation and Connectivity Advisory Board, Environmental Sustainability Advisory Board, and Planning Commission).</p>	<p>DECISION POINTS</p> <p>The Council can limit the scope of the review of the proposed Conditional Zoning application if they choose. The Land Use Management Ordinance only requires review by the Planning Commission. Although the request before Council this evening is to limit the advisory board review of the project to only the Planning Commission; public input, public hearing and internal review of the project would occur. Limiting the number of advisory board reviews can save the applicant up to two months of review time.</p> <p>The attached resolution would limit the advisory board review as well as expedite the review of the Conditional Zoning application. The typical review process for a Conditional Zoning application can take 12 to 18 months. Expediting the review would give this project prioritization on upcoming agendas.</p>	
<p>PROJECT OVERVIEW</p> <p>The lot at 307 North Roberson Street is approximately 14,800 square feet. The existing zoning is Residential-3 (R-3). The proposal from Habitat for Humanity, Orange County, NC, is to rezone the property to build four dwelling units in two duplex structures. Under the existing zoning and Northside Neighborhood Conservation District overlay, a total of two dwelling units are permitted.</p>	<p>PROJECT LOCATION</p> 	
<p>ATTACHMENTS</p>	<ol style="list-style-type: none"> 1. Resolution 2. Applicant’s request 	