




CONSIDER AN APPLICATION FOR SITE PLAN REVIEW, 320 LINDSAY STREET

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES
 Judy Johnson, Operations Manager
 Jake Lowman, Planner

<p>PROPERTY ADDRESS 320 Lindsay Street</p>	<p>DATE August 21, 2018</p>	<p>APPLICANT Jim Spencer, Architects PA</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 Zoning Compliance Permit application, the applicant will demonstrate compliance with the Land Use Management Ordinance and the supplemental conditions identified in the attached resolution.</p>		
<p>PROCESS</p> <p>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</p> <p>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</p> <p>The application proposes relocation of two single-family residences from Park Place Lane, to 320 Lindsay Street, to create a 1,278 sq. ft. duplex. Construction of accessory site improvements including walks/landings, HVAC, and gravel drive and parking area 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 approximately 13,232 square feet of gross land area; with application of affordable duplexes in Northside, up to 2,250 square feet of floor area may be allowed.</p>	<p>PROJECT LOCATION</p>  <p>320 Lindsay Street 500' Notification Map</p> <p>Legend</p> <ul style="list-style-type: none"> 320 Lindsay Street 500' Notification Area Neighborhood Conservation District <p>Prepared by Chapel Hill Planning and Sustainability July 2018</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	320 Lindsay Street Site Plan Review Application
Address	320 Lindsay Street
Property Description	13,232 square feet gross land area
Existing	Vacant Land
Orange County Parcel Identifier Number	9788-17-8646
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 – NA Interior – 10'5",15'2" Solar – 39'5"
Floor Area Ratio	0.20	NA
Floor Area (maximum)	2,250 sf	1,284 sf
Vehicle Parking Spaces (maximum)	4	3
Front Yard Parking (maximum)	40%	✓
Primary Height (maximum)	20 feet	✓
Secondary Height (maximum)	26 feet	20
Amount of Impervious Surface	50%	✓36%
Erosion and Sedimentation Control	NA	✓
Steep Slope Disturbance	NA	NA
Land Disturbance	-	8,684 sf
Stormwater Management	NA	NA
Drainage Plan	NA	✓with ZCP submission
Utility Lines Underground	NA	✓underground proposed
Public Water and Sewer confirmation	NA	✓with ZCP submission
Resource Conservation District Regulations	NA	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 320 LINDSAY STREET (File No. 18-057)**

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds that the 320 Lindsay Street Site Plan Application, proposed by Jim Spencer Architects PA on the property identified as Orange County Property Identification Number 9788-17-8646, if developed according to the plans dated August 3, 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 a building permit must be obtained and construction begun by August 21, 2019 and be completed by August 21, 2020.
2. That the applicant must obtain a Zoning Compliance Permit prior to beginning any construction work.
3. That the applicant contacts Officer Phil Smith at the Town of Chapel Hill Police Department at least five (5) days in advance of the scheduled move.
4. Occupancy by more than four (4) persons per dwelling unit who are not related by blood, adoption, marriage, or domestic partnership is prohibited.
5. 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.
6. 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.
7. 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 320 Lindsay Street in accordance with the plans and conditions listed above.

This the 21th day of August, 2018.