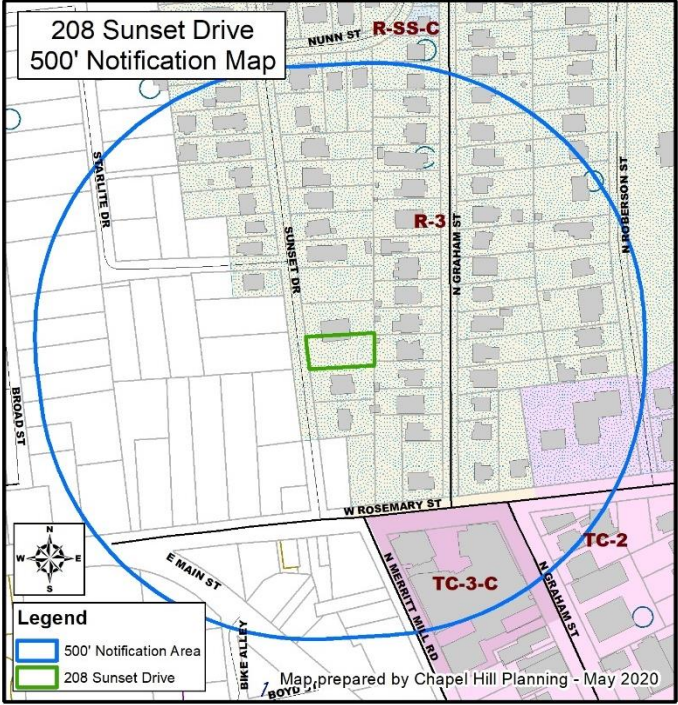




CONSIDER AN APPLICATION FOR SITE PLAN REVIEW, 208 SUNSET DRIVE

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES
Michael Sudol, Planner II

<p>PROPERTY ADDRESS 208 Sunset Drive</p>	<p>DATE June 2, 2020</p>	<p>APPLICANT Habitat for Humanity of Orange County, NC</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 to build a 1,256 square foot, four-bedroom, affordable single-family residence. Construction of accessory site improvements including walks/landings, HVAC, and driveway 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 8,011 square feet of gross land area; with application of Northside floor-area ratio limits, up to 1,602 square feet of floor area may be allowed.</p>	<p>PROJECT LOCATION</p>  <p>The map shows the project location at 208 Sunset Drive, highlighted with a green rectangle. A blue circle indicates the 500-foot notification area. Surrounding streets include Nunn St, Main St, Rosemary St, and Broad St. Zoning districts R-SS-C, R-3, TC-3-C, and TC-2 are also shown.</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	208 Sunset Drive Site Plan Review Application
Address	208 Sunset Drive
Property Description	8,011 square feet gross land area
Existing	Vacant Land
Orange County Parcel Identifier Number	9788-06-4861
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 – 31.8' Interior – 8.6' Solar – 12.4'
Floor Area Ratio	0.20	NA
Floor Area (maximum)	1,602 sf	1,256 sf
Vehicle Parking Spaces (maximum)	4	NA
Front Yard Parking (maximum)	40%	✓
Primary Height (maximum)	20 feet	✓
Secondary Height (maximum)	26 feet	20.4 feet
Amount of Impervious Surface	50%	29.92%
Erosion and Sedimentation Control	NA	✓
Steep Slope Disturbance	NA	NA
Land Disturbance	-	4,542 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	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 208 SUNSET DRIVE (File No. 202024226)**

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds that the 208 Sunset Drive Site Plan Application, proposed by Habitat for Humanity of Orange County, NC on the property identified as Orange County Property Identification Number 9788-06-4861, if developed according to the plans dated March 24, 2020 and revised April 16, 2020, 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 June 2, 2021 and be completed by June 2, 2022.
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 208 Sunset Drive in accordance with the plans and conditions listed above.

This the 2nd day of June, 2020.

RESOLUTION B
(Denying Application)

A RESOLUTION DENYING AN APPLICATION FOR A SITE PLAN FOR 208 SUNSET DRIVE (File No. 202024226)

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds that the 208 Sunset Drive Site Plan Application, proposed by Habitat for Humanity of Orange County, NC on the property identified as Orange County Property Identification Number 9788-06-4861, if developed according to the plans dated March 24, 2020 and revised April 16, 2020, 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 the 208 Sunset Drive Site Plan.

This the 2nd day of June, 2020.