



CONSIDER AN APPLICATION FOR SITE PLAN REVIEW, 311 PRITCHARD AVENUE

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES
 Judy Johnson, Operations Manager
 Mike Klein, Zoning Enforcement Officer/Planner

<p>PROPERTY ADDRESS 311 Pritchard Avenue</p>	<p>DATE May 7, 2019</p>	<p>APPLICANT Jay Fulkerson</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>Staff believes 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 Pine Knolls 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 demolition of a 1,262 square foot single-story, single-family residence in the Northside Neighborhood Conservation District (CD-1) and within the Residential-3 (R-3) zoning district, followed by construction of a new 1,258 square foot single-story, single-family residence.</p> <p>The lot comprises approximately 6,314 square feet of gross land area, and up to 1,262.8 square feet of floor area (0.20 maximum floor area ratio) is permitted.</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 	