



CONSIDER AN APPLICATION FOR PINE KNOLLS NEIGHBORHOOD CONSERVATION DISTRICT SITE PLAN REVIEW, 106 PARK ROAD

STAFF REPORT

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

PROPERTY ADDRESS

106 Park Road

DATE

November 6, 2018

APPLICANT

Charles E. Hill

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution A, approving this Site Plan Review application, with the stipulations noted.

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.

PROCESS

Pine Knolls Neighborhood Conservation District Site Plan Review applications are evaluated based on compliance with:

1. the procedural and dimensional requirements of the Land Use Management Ordinance; and
2. the standards in the Pine Knolls Neighborhood Conservation District.

ORDINANCE

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 Pine Knolls Neighborhood Conservation District. A checklist of these regulations and standards is included in the attached Project Summary.

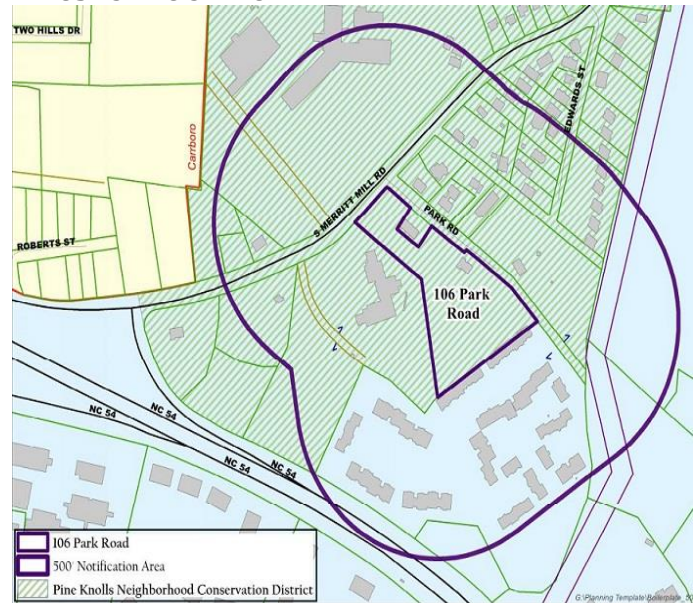
PROJECT OVERVIEW

The application proposes construction of a detached structure behind the existing home, with 504 square feet of floor area, a proposed rooftop deck, and a garage. The floor area includes a bedroom and bathroom.

The applicant also proposes construction of a shed/garage/open breezeway structure between the existing home and South Merritt Mill Road. The shed features an additional 160 square feet of floor area.

The property is located in the Pine Knolls Neighborhood Conservation District (CD-4) and within the Residential-3 (R-3) zoning district. The lot comprises approximately 133,766 square feet of gross land area; with application of the 0.20 maximum floor area ratio for residential lots in Pine Knolls, the maximum 1,750 square feet of floor area set by the Pine Knolls Plan could be allowed.

PROJECT LOCATION



ATTACHMENTS

1. Project Details
2. Resolution A
3. Resolution B
4. Application Form & Materials

Project Details

Site Description	
Project Name	106 Park Road Site Plan Review Application
Address	106 Park Road
Property Description	133,766 square feet (3 acres)
Existing	Single-Family Dwelling Unit
Orange County Parcel Identifier Number	9788-02-2954
Zoning	Residential-3 (R-3); Pine Knolls Neighborhood Conservation District (CD-4)

Regulatory Land Use Intensity

Design/LUMO Standards	Compliance with Ordinance	
Lot Layout Standards	Standard	Application
Setbacks	Street – 24 feet Interior – 8 feet Solar – 11 feet	Street (Park Rd) – 43’ Interior – 65’ Solar – NA
Floor Area Ratio	0.20	NA
Floor Area (maximum)	1,750 sf	1,750 sf
Vehicle Parking Spaces (maximum)	4	4
Front Yard Parking (maximum)	40%	>40%
Primary Height (maximum)	20 feet	19’9” (Garage with BR)
Secondary Height (maximum)	26 feet	>26 feet
Amount of Impervious Surface		3,715 sq. ft. existing; 4,315 sq. ft. total
Erosion and Sedimentation Control	NA	✓
Steep Slope Disturbance	NA	NA
Land Disturbance		3,330 sq. ft.
Stormwater Management	NA	NA
Drainage Plan	NA	✓with ZCP submission
Utility Lines Underground	NA	✓Required for new lines
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