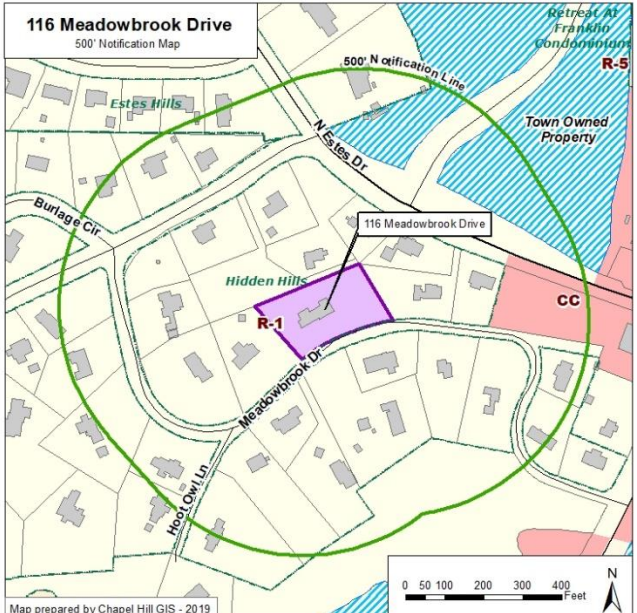




CONSIDER AN APPLICATION FOR MINOR SUBDIVISION REVIEW – 116 MEADOWBROOK DRIVE

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Judy Johnson, Operations Manager
Becky McDonnell, Planner II

PROPERTY ADDRESS	MEETING DATE	APPLICANT
116 Meadowbrook Drive	June 18, 2019	Scott Radway, Radway Design
STAFF RECOMMENDATION <p>Staff recommends that the Planning Commission adopt Resolution A, approving the application, with stipulations.</p>		
PROCESS <p>Minor subdivision applications are submitted to the Planning Commission for consideration and action. Minor subdivision applications are evaluated based on compliance with:</p> <ol style="list-style-type: none"> the procedural and dimensional requirements of the Land Use Management Ordinance. <p>If the application meets the standards for subdivision set by the Land Use Management Ordinance, the Town is obligated to approve.</p>	DECISION POINTS <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 minor subdivision. A checklist of these regulations and standards is included in the attached Project Summary.</p> <p>No changes are proposed at this time to the existing structure.</p>	
PROJECT OVERVIEW <p>The application proposes to subdivide one lot, with an existing single family dwelling, on 0.96 acres of net land area. The lot is on the northern side of Meadowbrook Drive. Subsequent lot configuration will be as follows:</p> <ul style="list-style-type: none"> Lot A (112 Meadowbrook Drive) – 17,435 sq. ft. lot; Lot B (116 Meadowbrook Drive) – 24,599 sq. ft. lot; <p>The subsequent lots will meet the minimum 17,000 sq. ft. lot size requirement and other dimensional standards in the Residential – 1 (R-1) zoning district, and are already served by OWASA.</p> <p>An intermittent stream is located on the eastern side of the new Lot A, with an associated 50' Resource Conservation District buffer. The new lot would be accessed off of Meadowbrook Drive, with a driveway permit to be submitted with subsequent development application.</p>	PROJECT LOCATION 	
ATTACHMENTS	<ol style="list-style-type: none"> Project Details Table Draft Resolution A Draft Resolution B (Denying the Application) Applicant Materials 	



Project Details

Overview

Site Description	
Project Name	116 Meadowbrook Drive Minor Subdivision
Address	116 Meadowbrook Drive
Property Description	Minor subdivision of existing parcel into 2 residential lots
Existing	Existing single-family dwelling on future lot B
Orange County Parcel Identifier Numbers	9789-83-8112
Zoning	Residential – 1 (R-1)

Design/LUMO Standards	Compliance with Ordinance	
Dimensional Matrix 3.8-1 Standards Residential-1 (R-1) Zoning District	Standard	Application
Setbacks	Street – 28 feet Interior – 14 feet Solar – 17 feet	✓
Minimum gross lot area	17,000 sq. ft.	Lot A: 17,435 sq. ft. Lot B: 24,599 sq. ft.
Minimum lot frontage	64 feet	Lot A: 110 feet Lot B: 147 feet
Minimum lot width	80 feet	Lot A: 100 feet Lot B: 150 feet
Floor Area Ratio	NA	NA
Floor Area (maximum)	NA	NA
Vehicle Parking Spaces (maximum)	NA	NA
Front Yard Parking (maximum)	40%	✓
Setback Height (maximum)	29 feet	✓
Core Height (maximum)	40 feet	✓
Amount of Impervious Surface	50% maximum	✓
LOT LAYOUT STANDARDS		
Erosion and Sedimentation Control	NA	NA
Steep Slope Disturbance	NA	NA
Land Disturbance	NA	NA
Resource Conservation District Regulations	NA	NA
Watershed Protection District	NA	NA
Schools Adequate Public Facilities	Required	✓ with condition #4
Stormwater Management	Required	✓ with condition #3

Lots fronting on road meeting Town standards	Required	✓ with condition #10
Recreation Area	NA for Minor Subdivision	NA
Landscape Bufferyards	NA for Minor Subdivision	NA
Homeowner's Association	NA	NA
Tree Protection	NA*	NA
Parking	NA*	NA
Front Yard Parking 40% restriction	NA*	NA
Utility lines underground	NA*	NA
Public Water and Sewer requirement	Required	✓

✓ Meets Requirements; NA Not Applicable

* will apply when subsequent development application is proposed

RESOLUTION A
(Approving Application)

**A RESOLUTION APPROVING AN APPLICATION FOR A MINOR SUBDIVISION FOR
116 MEADOWBROOK DRIVE (PIN 9789-83-8112) (File No. 19-059)**

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds that the 116 Meadowbrook Drive Minor Subdivision, proposed by Radway Design, on the property identified as Orange County Property Identification Number 9789-83-8112, if subdivided per the preliminary plat revision dated April 3, 2019 and the conditions listed below, would comply with the provisions of the Land Use Management Ordinance:

These findings are based on the following supplemental stipulations:

Stipulation Specific to the Development

1. That this approval shall be valid for one year from the date of approval subject to reapproval by the Town Manager in accordance with the provisions of the Land Use Management Ordinance.
2. That this approval shall authorize the creation of no more than two (2) lots.
3. That future development must comply with *Section 5.4 Stormwater Management* of the Land Use Management Ordinance.
4. That the property owner provide the necessary Certificate of Adequacy of Public Schools or an exemption prior to recordation of the Final Plat.
5. That the name of the development and its streets and house numbers be approved by the Town Manager prior to recordation of the Final Plat.
6. That prior to recordation of the Final Plat, it will be necessary to provide a detailed fire flow analysis indicating compliance with the North Carolina Fire Prevention Code C105.1 and provide documentation of compliance with the minimum spacing of fire hydrants.
7. That the Final Plat shall identify intermittent and/or perennial streams, federally-regulated 100-year floodplain, and associated Resource Conservation District.
8. That future site improvements or redevelopment of either of the newly created lots requires issuance of a Zoning Compliance Permit.
9. That the property owner provide the necessary owner(s) signatures, notarized, on a reproducible mylar, with a paper copy, prior to Town Manager approval of the Final Plat.
10. That, prior to recordation of the Final Plat, the property owner of 116 Meadowbrook Drive, at their own expense, will have sidewalk installed on the Howell Street frontage, or provide a payment-in-lieu to the Town for future sidewalk construction.

BE IT FURTHER RESOLVED that the Planning Commission of the Town of Chapel Hill hereby approves the application for a Minor Subdivision for 116 Meadowbrook Drive in accordance with the plans and conditions listed above.

This the 18th day of June, 2019.

RESOLUTION B
(Denying Application)

A RESOLUTION DENYING AN APPLICATION FOR A MINOR SUBDIVISION FOR 116 MEADOWBROOK DRIVE (PIN 9789-83-8112) (File No. 19-059)

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds that the 116 Meadowbrook Drive Minor Subdivision, proposed by Radway Design, on the property identified as Orange County Property Identification Number 9789-83-8112, if developed according to the revised plans dated April 3, 2019, 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 a minor subdivision for 116 Meadowbrook Drive.

This the 18th day of June, 2019.