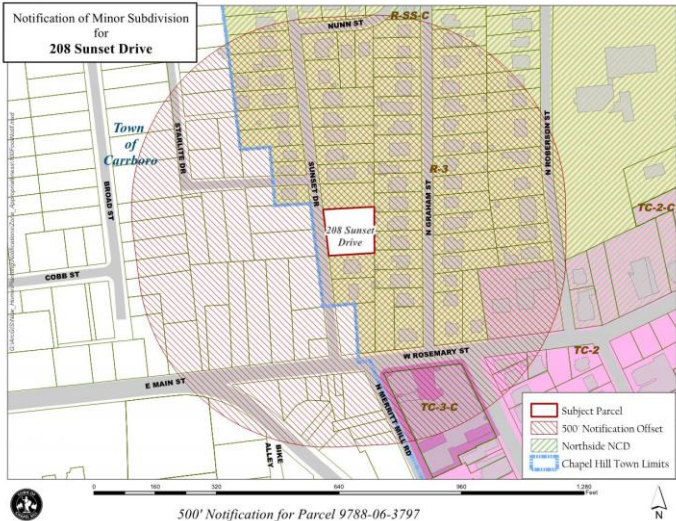




CONSIDER AN APPLICATION FOR MINOR SUBDIVISION REVIEW – 208 SUNSET DRIVE

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Judy Johnson, Operations Manager
Kari Grace, Senior Planner

ADDRESS	MEETING DATE	APPLICANT
208 Sunset Drive	October 1, 2019	Graham Smokoski, Self Help Ventures Fund
STAFF RECOMMENDATION Adopt Resolution A, approving the application with stipulations.		
PROCESS Minor subdivision applications are submitted to the Planning Commission for consideration and action. If the application meets the standards for subdivision set by the Land Use Management Ordinance, the Town is obligated to approve the request.	DECISION POINTS The proposed application, along 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 Details Table. The Planning Commission may decide to reduce or modify the street improvements to those shown by the applicant on the plans.	
PROJECT OVERVIEW The application proposes to subdivide an existing lot containing a single-family detached home into two lots. Location: East side of Sunset Drive north of Rosemary Street Gross Acreage: 0.39 ac.; 16,779 sq. ft. Lot A Gross Acreage: 0.2 ac.; 8,768 sq. ft. Lot B Gross Acreage: 0.18 ac.; 8,011 sq. ft. Zoning District: Residential-3 (R-3) and Northside Neighborhood Conservation District Overlay (CD-1) Within Town Limits: Yes Served by Utilities: Yes Transportation Improvements: The applicant proposes to not make street improvements along the property's frontage. Staff recommends installing sidewalk the full length of the property's frontage on Sunset Drive.	PROJECT LOCATION 	
ATTACHMENTS	<ol style="list-style-type: none"> 1. Project Details Table 2. Draft Resolution A (Approving the Application) 3. Draft Resolution B (Denying the Application) 4. Applicant Materials 	