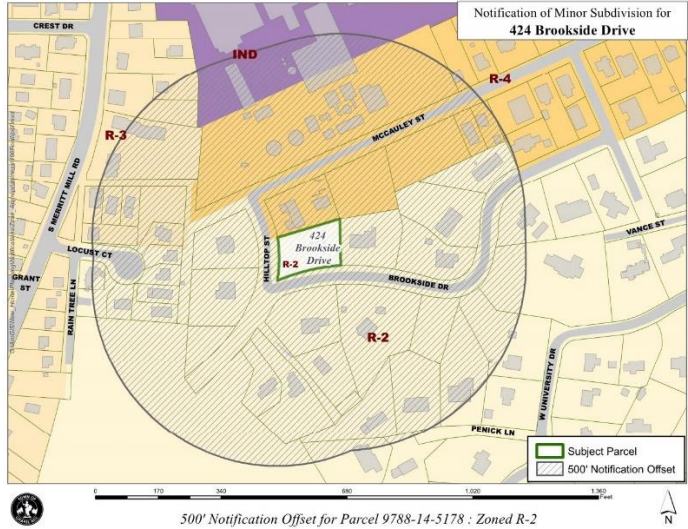




CONSIDER AN APPLICATION FOR MINOR SUBDIVISION REVIEW – 424 BROOKSIDE DRIVE

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Kari Grace, Senior Planner

ADDRESS 424 Brookside Drive	MEETING DATE October 1, 2019	APPLICANT Andrew Porter, Coulter Jewell Thames, PA
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 the extent of the street improvements to those requested by the applicant.	
PROJECT OVERVIEW The application proposes to subdivide an existing lot containing a single-family detached home into two lots. Location: Northeast corner of Brookside Drive and Hilltop Street Gross Acreage: 0.49 ac.; 21,506 sq. ft. Lot 1 Gross Acreage: 0.23 ac.; 10,031.5 sq. ft. Lot 2 Gross Acreage: 0.25 ac.; 11,474.4 sq. ft. Zoning District: Residential-2 (R-2) Within Town Limits: Yes Served by Utilities: Yes Transportation Improvements: The applicant proposes no additional sidewalk or road improvements along the property's frontage on Brookside Drive and Hilltop Street. Staff recommends extending improvements the full length of the property's frontage on Brookside Drive and Hilltop Street.	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 	